

# CITY OF HENDERSONVILLE Consolidated Plan 2012-2017

Community Development Block Grant (CDBG)  
May 11<sup>th</sup> 2012





# 5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

**NAME OF JURISDICTION: City of Hendersonville**

**Consolidated Plan Time Period: July 1 2012- June 30<sup>th</sup> 2017**

## GENERAL



### Executive Summary

The Executive Summary is required. The Summary must include the objectives and outcomes identified in the plan and an evaluation of past performance.

### Hendersonville 5 Year Strategic Plan Executive Summary:

#### Background

On January 17<sup>th</sup>, 2012, the Mayor of Hendersonville received notice of becoming an Entitlement City for Fiscal Year 2012 Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) due to the City's population exceeding 50,000.

HUD determines the amount of each grant by a statutory dual formula which uses several measures of community needs, such as the extent of poverty, demographic characteristics, housing conditions and population growth lag in relationship to other metropolitan areas.

It is estimated that Program Year 1 funding will be **\$204,875** for a period that begins July 1 and ends June 30 of each year. Receipt of funds is subject to HUD's approval of the Consolidated Plan. The final allocation amount may be increased or decreased depending upon the final amount of the annual Congressional appropriation.

## Purpose of the Consolidated Plan

In order to receive CDBG funds to which it is entitled, HUD requires the City of Hendersonville to develop a Consolidated Plan for affordable housing and community development needs. According to HUD’s regulations, the overall goal of the Consolidated Plan “is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons (Code of Federal Regulations 24 Part 91.1).” Households with an income at or below 80% of the Area Median Income (AMI) based on size are considered by HUD to be low and moderate income. HUD requires the use of the Comprehensive Housing Affordability Strategy (CHAS) data set, which is based on the U.S. Census American Community Survey (ACS) 2005-2009 results, in a jurisdiction’s Consolidated Plan. This data is entitled *CPD Maps: Consolidated Plan and Continuum of Care Planning Tool*, and included in the Attachment Section. **For the purpose of this Consolidated Plan when ‘CHAS Data’ is noted, it refers to the HUD published data based on the ACS 2005-2009 results.**

According to the 2008-2010 American Community Survey (3 Year Estimates <http://www.census.gov/acs>), Hendersonville’s median household income (four person) was \$61,598 and low to moderate or 80% limit of this amount is \$49,278. At this time, the HUD published Fiscal Year 2012 Income Limit data includes Hendersonville and Sumner County as part of the Nashville-Davidson-Murfreesboro-Franklin, TN Metropolitan Statistical Area (MSA) and lists the Median Sumner County Income as \$67,100.

Sumner Median	Income Limits	1 p	2 p	3p	4p	5p
\$67,100	Extremely Low (30%)	\$14,150	\$16,150	\$18,150	\$20,150	\$21,800
	Very Low (50%)	\$23,500	\$26,850	\$30,200	\$30,200	\$33,550
	Low (80%)	\$37,600	\$43,000	\$48,350	\$53,700	\$58,000

Source: [http://www.huduser.org/portal/datasets/il/il12/index\\_il2012.html](http://www.huduser.org/portal/datasets/il/il12/index_il2012.html)

Through the Consolidated Plan, HUD requires that the City of Hendersonville state its plans to pursue the goals of decent housing, suitable living environments, and expanding economic opportunity for its citizens. HUD will evaluate the City of Hendersonville’s performance in attaining the goals and strategies set forth in the Consolidated Plan.

## Functions of the Consolidated Plan

The Consolidated Plan serves the following functions:

- It is a planning document for the City of Hendersonville to assess a variety of housing and community development needs and incorporate public participation throughout the process.
- It is the annual application to HUD for CDBG funds and for any other funds that may be granted to the City of Hendersonville through other HUD formula grant programs.

- It outlines the annual action plan for carrying out projects and activities to meet Hendersonville’s CDBG program.
- It captures outcomes and achievements annually for assessing the City of Hendersonville’s performance by HUD and its citizens.

**Objectives and Outcomes Summary**

Per HUD guidance, the City of Hendersonville has assigned an objective that best describes the purpose for funding each proposed activity and an outcome that best reflects the intended benefit. The three objectives are to create a suitable living environment, provide decent housing, and create economic opportunities. The three outcomes are increasing availability and accessibility, improving affordability, and promoting sustainability of communities. The table below summarizes the estimated budget by objectives and outcomes for the 2012-2017 proposed grant allocations. It assumes the \$204,875 for the duration of the 5 year Consolidated Plan period.

Objectives	Outcomes			Total
	Availability	Affordability	Sustainability	
Suitable Living Environment	\$1,024,375			\$1,024,375
Decent, Affordable Housing				
Economic Opportunities				
<b>Total</b>	<b>\$1,024,375</b>			<b>\$1,024,375</b>

**Objective 1: Invest in increasing the accessibility of Public Facilities and Improvements.**

Public improvements include activities such as streets, sidewalks, curbs and gutters, water and sewer lines, flood and drainage improvements, and rehabilitation of the Senior Citizen Center. The National Objectives that will be met may include low and moderate income area benefit, limited clientele, and spot blight.

**Goals: 5 projects**

**Objective 2: Conduct an assessment of the Barriers to Affordable Housing.**

As the City of Hendersonville embarks on the first year of the Consolidated Plan it will work to assess the various Barriers to Affordable Housing by surveying local social service and affordable housing partners to identify the gaps to meet the affordable housing needs of residents. This assessment will be completed in conjunction with Analysis of Impediments to Fair Housing.

**Goal: Assessment completed by end of first program year**

**Objective 3: Conduct an assessment of the Homeless and Special Needs Population Housing and Social Service Needs.**

The Assessment would include the identification of the existing inventory of homeless housing and service providers, an estimate of the number of homeless persons and subpopulations to the extent possible, linkages between housing and services, and gaps in the system.

**Goal: Assessment completed by end of second program year**

## Resources

Community Development Block Grant funding is the primary resource for completing the Objectives listed above. The City of Hendersonville will investigate the availability of HOME funds for affordable housing projects through the Tennessee Housing and Development Agency or other mechanisms.

## Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

## Mission

The City of Hendersonville will invest CDBG funds to maximize the community development impact in coordination with public resources, private investment, and community partnerships.

## General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

5 Year Strategic Plan General Questions response:

The City of Hendersonville is one of the fastest growing communities in middle Tennessee and strategically located 18 miles northeast of downtown Nashville. Hendersonville has approximately 38 square miles of land and 26 miles of shoreline on Old Hickory Lake (<http://www.hvilletn.org>). The City of Hendersonville was first incorporated in 1969 and has since seen relatively rapid population growth along with residential development patterns along main transportation corridors and adjacent to Old Hickory Lake.

According to the *Hendersonville Tomorrow Assessment, Vision, Goals and Action Steps for 2020* (May 2006), the City of Hendersonville has been characterized as a community that is primarily residential in nature. A large portion of Hendersonville residents commute to destinations in Nashville and Davidson County for commercial, retail, and economic opportunities. More recently the Comprehensive Plan, adopted in 2006, described the transition to a more self-sustained community as one of overall goals of the Plan. Hendersonville has experienced major growth of office and retail development since 2006.

The Assessment details that "the most predominant trend facing the City is the growth of the City and the expansion of both the residential and business base, both

within the City limits and within Urban Growth areas. Within the 2020 horizon, the City of Hendersonville will experience a shift of the “center” of the population. New commercial, office and mixed-use residential development will challenge the current infrastructure and require a new approach to planning, funding and management.”

The City will not target CDBG funds to specific geographic areas but invest in projects, such as public improvements, that assist those areas determined to have higher concentrations of low to moderate income households. Currently, these areas are not concentrated to specific geographic areas of Hendersonville but rather dispersed within various neighborhoods. The City may also choose to invest in public services that support low to moderate income areas and households.

This decision is based on the input from City officials, feedback from the March 15, 2012 meeting and the regulatory restrictions that govern the use of CDBG funds. The CDBG regulations limit investment to areas where at least 51% of the households earn less than 80% of the area median income.

One obstacle to meeting underserved needs is establishing an annual process for assessing housing and community development priorities and soliciting input from a variety of public and private partners as well as citizens. The CDBG program along with the Consolidate Plan will serve to establish this process for the City of Hendersonville.

## Hendersonville Demographics

### Population

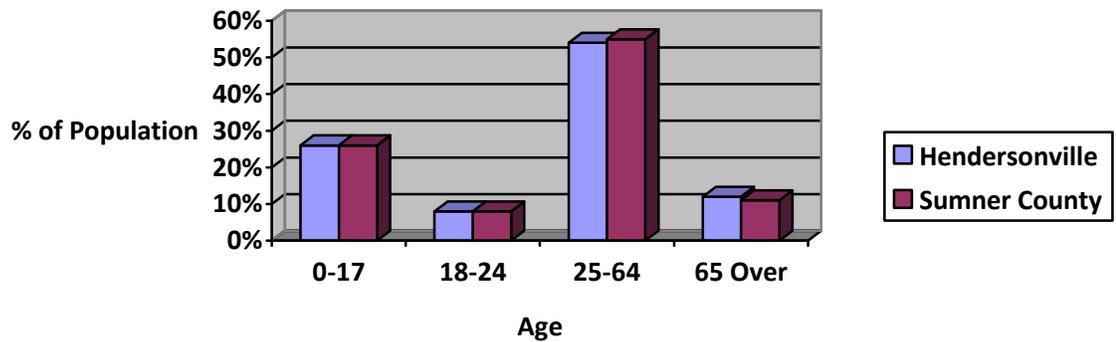
According to the CHAS data, the City of Hendersonville’s population was 46,553 compared to Sumner County’s population of 151,874. The 2008-2010 ACS data estimates Hendersonville’s total population of 50,742. The total households reported were 18,296 for the City of Hendersonville and 57,714 for Sumner County.

Demographic Information	Hendersonville	Sumner County
<b>Total Population</b>	46,553	151,874
<b>Total Households</b>	18,296	57,714
<b>Race of Total Population:</b>		
<b>White*</b>	40,324 (87%)	133,851 (88%)
<b>Black or African American*</b>	3,691 (8%)	10,014 (7%)
<b>Asian, American Indian, and Alaska Native*</b>	936 (2%)	1,793 (1%)
<b>Other or two or more races</b>	336 (<1%)	1,571 (<1%)
<b>Persons of Hispanic Origin</b>	1,266 (2%)	4,645 (3%)

\*Denotes Non-Hispanic

The CHAS Data shows that 26% of Hendersonville residents are under the age of 18 and 12% are 65 years or older. Approximately 87% of Hendersonville residents are White, 8% are Black/African American, nearly 2% are Hispanic/Latino, and 3% of residents are Asian, American Indian, Alaska Native or multiracial.

### Percent of Age Cohorts for Hendersonville and Sumner County



The age cohorts or groupings for Hendersonville mirror that of Sumner County. Twelve percent of Hendersonville’s population was over 65 and roughly 26% were 17 or younger.

### Income and Education

The median household income for Hendersonville is \$59,647, which is higher than Sumner County’s median household income of \$ 54,708. According to the CHAS Data, Hendersonville has an 8% Poverty Rate or 3,606 persons (or families) who are below poverty level (as defined by the Census Bureau).

According to the CHAS Data, 7% of Hendersonville residents 18 or older have no high school diploma or GED. Thirty-seven percent (37%) of Hendersonville residents hold an Associate, Bachelors or Graduate/Professional degrees.

Educational Attainment (Population Reported on:34,513)	Age 18-24	Age 25-34	Age 35-44	Age 45-64	Age 65+	Total
No diploma	187	293	367	511	1,013	2,371 (7%)
High school graduate, GED, or alternative	1,681	1,347	1,689	3,525	2,041	10,283(30%)
Some college, no degree	1,234	1,646	1,850	2,917	1,212	8,859 (26%)
Associate's, Bachelor's, and Graduate or Professional Degree	465	2,617	3,525	4,774	1,418	12,799(37%)

## Housing Overview

According to the HUD CHAS Data, there were 19,109 occupied housing units, and 12,746 or 67% were reported as owner-occupied. The median value of owner-occupied housing was \$187,600.

Summary Information for Housing Stock	Hendersonville	Sumner County
Total Housing Units	19,019	61,661
Median Value for Owner Occupied Units	\$187,600	\$164,400
Median Contract Rent	\$658	\$597
Average Household Size Owner Occupied	3	3
Average Household Size Renter Occupied	2	2

Nearly 74% of the housing units are single-family detached or attached homes, 3% contain 2-4 units, and 22% contain 5 or more units.

Occupied Housing by Structure Type	Hendersonville	Sumner County
1-unit detached	13,434 (70%)	46,134 (75%)
1-unit attached	678 (4%)	1,637 (3%)
2 to 4 units	644 (3%)	2,412 (4%)
5 to 9 units	2,449 (13%)	4,070 (7%)
20 or More units	1,723 (9%)	2,673 (4%)
Other (mobile home, RV, etc.)	181 (1%)	4,735 (8%)
Total	19,109	61,661

Of the 12,746 owner-occupied housing units in Hendersonville, 54% were built in 1999 or later, reflecting the robust growth being experienced by the City.

Of the 5,550 renter-occupied housing structures, 65% were built in 1999 or later and the median contract rent was \$658.

Occupied Housing by Tenure and Year Structure Built	Owner	Renter
Built 2000 or later	2,335 (18%)	521 (9%)
Built 1980 – 1999	4,553 (36%)	3,092 (56%)
Built 1950 – 1979	5,674 (45%)	1,892 (34%)
Built 1949 or earlier	184 (1%)	45 (1%)
Total	12,746	5,550

More detailed information on the Hendersonville Housing Need and Supply is provided in other required sections of the Consolidated Plan.

## MANAGING THE PROCESS

### Consultation 91.200(b)

4. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
5. Identify agencies, groups, and organizations that participated in the process.

### Lead Agency

The City of Hendersonville is the entity responsible for overseeing the development and implementation of the Consolidated Plan.

The City of Hendersonville is governed by a 13-member Board of Mayor and Aldermen. The mayor, who functions as the city's Chief Executive Officer, is elected at large and serves a four-year term of office. The City is apportioned into six wards, or geographical subdivisions based upon population, with each ward encompassing approximately 8,500 residents. Registered voters in each ward elect two aldermen/alderwomen who serve staggered four-year terms of office. Staggered terms provide continuity of policy, direction, and ordinances.

The Board of Mayor and Aldermen meets twice monthly to conduct city business. Meetings are held on the second and fourth Tuesday at 7:30 p.m. at City Hall. Three aldermen serve on each of the Board's various sub-committees which meet a minimum of once a month to consider proposals. Findings and recommendations are reported to the full Board of Mayor and Aldermen for decisions. Citizen volunteers, who are appointed by the Mayor or the Board, serve on several commissions that also meet a minimum of once a month. The commissions oversee routine operations of various city activities. One alderman/alderwoman serves as non-voting liaison, and reports any recommendations to the full Board for a decision. All meetings of the Board of Mayor and Aldermen, its sub-committees, and its commissions are set by city ordinance, and are always open to the public. Regular meeting notices are posted on an outdoor bulletin board at City Hall, and any special called meeting of the Board, a committee, or a commission are also posted on the bulletin board, and are announced in the local bi-weekly newspaper when time permits ([http://www.hvilletn.org/Aldermen/Aldermanic\\_Charter](http://www.hvilletn.org/Aldermen/Aldermanic_Charter)).

The Planning Department is charged with developing the Consolidated Plan and implementing its programs. The Planning Commission is comprised of 10 members, 8 of which are appointed by the Mayor, 1 Statutory filled, and 1 Board filled. Each member serves a 3 year term except for the Board position which term length is determined by election.

Hendersonville is a first-time entitlement grantee in the Community Development Block Grant program and elected to partner with The Housing Fund, an organization experienced in the administration of community development and affordable housing programs and HUD Consolidated Plan programs.

The Housing Fund (THF), originally called the Nashville Housing Fund, is a private non-profit agency with a mission of providing resources and creative leadership to help individuals and communities create and maintain affordable and healthy places to live. The Housing Fund is supported by a variety of public and private resources including financial institutions and corporations, local, state, and federal governments, foundations and United Way. THF is designated by the U.S. Department of Treasury as a Community Development Financial Institution (CDFI).

## **Consultations**

During the preparation of this Consolidated Plan, the Planning Department consulted with other City of Hendersonville Departments and agencies and community organizations. The following groups will be contacted during the process of preparing the Consolidated Plan. The listing is in no particular order.

Continuum of Care- Buffalo Valley Homeless No More (HNM)  
Nashville Cares – Housing Opportunities for Persons With Aids/HIV (HOPWA)  
Home Bound Meals  
Habitat for Humanity  
United Way  
The Community Foundation  
Hendersonville Area Chamber of Commerce  
Hendersonville Samaritan Association  
Literacy Council of Sumner County  
Community Childcare Services  
City Departments

Comments from the various organizations listed above are included below:

### Housing and Unmet Housing Needs

Cost of land and lots in Hendersonville  
Reduced or waived upfront costs (such as fees, permits, and inspections)  
Foreclosures and substandard housing  
Landlord issues such as overcrowding and bed bugs  
Lack of publicly subsidized and availability of Section 8  
Lack of housing for disabled and senior citizens  
Not enough affordable rental housing  
Lack of retirement type housing, specifically to accommodate seniors living independently (such as single levels)  
More diversity in lower priced apartments  
More affordable townhome and condominium developments  
Need for donated land (back tax lots)

### Homeless Needs

Those living in motels, foreclosed or evicted  
Those doubled up and living with relatives  
Living in cars  
Homeless kids in schools  
Those living in substandard trailers  
Supportive services for transitional and permanent housing

### Non-Homeless Population Needs

Elderly and senior services including housing, meals, and supportive services  
Affordable housing options and independent living for elderly and disabled

## Community Development and Unmet Housing Needs

Drainage

Flood prevention and retention

Homeownership counseling

Financial literacy counseling

More sidewalks on main thoroughfares

More sidewalks in neighborhoods for kids to walk to schools, safety, and walkable communities

Need for affordable intra-city transportation options

Need for increase supportive services for the elderly population

More affordable community health services

More affordable childcare

Emergency management services – warning sirens at central park locations

### **Citizen Participation 91.200 (b)**

6. Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents
7. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.
8. Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.

### **Introduction to the Citizens Participation Plan:**

As previously mentioned, this is the City of Hendersonville's first Consolidated Plan. As such there is no existing Citizen Participation Plan or previously defined strategies used for the development of the Consolidated Plan.

The Citizen Participation Plan is designed to provide for and encourage citizen involvement in the development, implementation, and evaluation of housing and community development programs, particularly the Community Development Block Grant, in the City of Hendersonville. Completion of the Consolidated Plan is required by the U.S. Department of Housing and Urban Development in order for the City of Hendersonville to receive federal funds allocated through the Community Development Block Grant program.

The City of Hendersonville's Planning Department is the Lead Agency for the preparation of the Consolidated Plan. The Planning Department has extensive experience in advertising and conducting public meetings on a variety of community planning issues such as land use and transportation, greenways and bike/ped trails, and zoning overlays. They will continue to use their strategies for

public notice and outreach, which include advertising in The Hendersonville Star News (the most circulated city paper) and on the City's website.

### **Citizen Participation**

Participation activities are designed to provide for and encourage the participation of all citizens, with an emphasis placed on residents with moderate, low, or extremely low household incomes, who are most likely to be affected by the expenditure of housing and community development funds. Participation is encouraged at all stages of the planning, development and evaluation of housing and community development programs by all those who may be affected, or wish to be involved in the process. Efforts will be made to assure that minorities, non-English speaking persons, as well as persons with mobility, visual or hearing impairments, or other disabilities have adequate assistance required to fully participate in the process. Anyone needing technical assistance or special assistance or interpretation service, may make special arrangements by contacting the Planning Department at (615) 264-5316.

### **Access to Information**

Citizens will be given multiple opportunities to assess and comment on all aspects of the Consolidated Plan. This may be done at any point through community meetings, public hearings, phone calls, emails or other written comments to the Planning Department. Citizens, public agencies and other interested parties, including those households most affected, will have the opportunity to receive information, review and submit comments on the proposed Consolidated Plan, including estimates of the amount designed to benefit low, and moderate income residents. Information regarding the Consolidated Plan and the CDBG program in the City of Hendersonville will be maintained on the City of Hendersonville's website <http://www.hvilletn.org/Home>. The Consolidated Plan, performance reports, and amendments will be available on the Planning Department's website and made available to citizens free of charge. These documents may be obtained by calling (615) 264-5316. Program records will be available to interested parties for at least a period of five years. Records may be reviewed by appointment during regular business hours.

### **Public Meetings**

A minimum of two public hearings will be held each year regarding the Consolidated Plan submission. While every effort will be made to hold these meetings at the same time and location as outlined in the Plan, the meetings will be widely publicized each year. Notification of the public hearings will be published as outlined below in the Meeting Notices section of the Plan. All public hearings will be held at City Hall located at 101 Maple Drive North, Hendersonville, TN 37075. This location is accessible to people with disabilities.

### **The Consolidated Plan and Annual Action Plan**

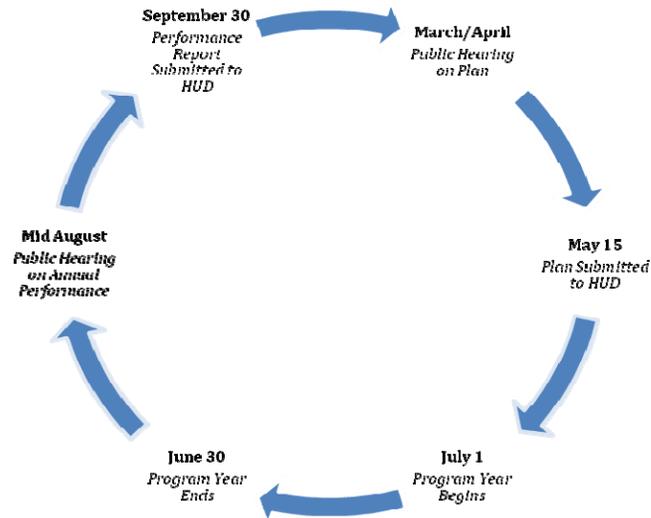
The Consolidated Plan and/or Annual Action Plan public hearing will be held for the purpose of receiving comments on the proposed plan during the 30 day public comment period. The proposed Consolidated Plan will include information

regarding the amount of federal, state and local assistance that is expected to be received by the City of Hendersonville, information regarding the range of activities to be undertaken, including the amount that will benefit low and moderate income persons and the plans to minimize residential displacement and to assist any persons who may be displaced due to housing and community development activities. The Consolidated Plan and/or Annual Action Plans are due to HUD 45 days before the program year begins. A copy of the Plans will be available on the City of Hendersonville's website <http://www.hvilletn.org/Home> and can be obtained free of charge from the Planning Department. This Consolidated Plan and/or Annual Action Plan public hearing is scheduled to be held in the early evening in mid-March/April beginning in 2013.

### **Consolidated Annual Performance and Evaluation Report (CAPER)**

The CAPER public hearing is for the City of Hendersonville to report on the accomplishments and outcomes achieved in the previous program year. It also provides an opportunity for citizens, public agencies and other interested parties to provide input on the identification of housing and community development needs within the City of Hendersonville. The CAPER is due to HUD 90 days after the close of the program year. The public comment period for the performance report will be no less than 15 days. Included in the annual performance reports will be copies of submitted comments, assessment of these comments, and a summary of any action taken in response to these comments. A copy of the annual performance report will be available on the City of Hendersonville's website <http://www.hvilletn.org/Home> and can be obtained free of charge from the Planning Department. This public hearing will be held before the proposed Consolidated Plan or Annual Action Plan is drafted. It is anticipated that the CAPER public hearing will be held in the early evening in mid-August beginning in 2013.

## Consolidated Plan Timeline With Benchmarks



### Meeting Notices

Notices regarding the two public hearings will be published in The Hendersonville Star News or most circulated city paper, seven to 10 days prior to the public hearing dates. These notices will be published as a display notice in a prominent section of the newspaper. Notices will also be distributed to the residents that attend previous meetings and other active groups and interested parties. Meetings will also be listed on the City of Hendersonville's website (<http://www.hvilletn.org/Home>). More specific information regarding the distribution of information to various interested parties is contained below in the section that discusses specific actions for the CDBG program.

### Public Comments

Citizens will have a period of not less than 30 days to review the proposed Consolidated Plan and make comments prior to its submission to the U.S. Department of Housing and Urban Development. All views of citizens, public agencies and other interested parties will be considered as the final submission is prepared. A summary of any comments received will be attached to the final submission. This summary will include a written explanation of comments not adopted and the reasons why these comments were not adopted. Such a summary will also be attached to the annual performance report and substantial amendments to the Consolidated Plan. The comment period for the annual performance report will be no less than 15 days.

### Timely Response

The Planning Department staff or its consultants will provide a response to all complaints, either written or verbal in a timely manner. Written complaints should be directed to Planning Director, City Hall, 101 Maple Drive North Hendersonville, TN 37075. The City of Hendersonville will make every reasonable effort to respond to written complaints from citizens or organizations within fifteen (15) working days after receipt. These responses will be made in writing.

## Amendments

Prior to the adoption of any substantial change in the proposed use of funds citizens will be given reasonable notice of, and opportunity to comment on, the proposed amendment. Changes to the Consolidated Plan will not be considered as a substantial amendment unless the change results in the elimination of a category of activity for which funds have been allocated, the addition of a new category of activity not included in the Consolidated Plan, the elimination or addition of a targeted area of service, a change in the categories of beneficiaries or eligibility criteria, a substantial change in the method of distribution of funds as described in the Consolidated Plan or a change in the allocation priorities established by the Plan. Reasonable notice and a 30 day comment period will be required for all substantial amendments to the Consolidated Plan.

## Technical Assistance

The City of Hendersonville has contracted with The Housing Fund to provide technical assistance to groups that represent low, and moderate income persons that request assistance in developing proposals for programs covered by the Consolidated Plan. The Housing Fund may be reached by calling (615) 780-7000.

## Residential Anti-Displacement Plan

It is the policy of the City of Hendersonville to minimize displacement of persons and to assist any persons displaced. A Residential Anti-Displacement Plan and an explanation of the types and levels of assistance available will be included in a Relocation Plan to be developed in the first year of operation.

## Citizen Participation Comments

Public Hearing March 15 , 2012 (12 attendees)  
Public Hearing May 3, 2012 (1 attendee)  
City Hall, 101 Maple Drive North Hendersonville, TN 37075

Comments are included in the **Attachment** Section.

## HOUSING AND HOMELESS NEEDS

### Housing Needs 91.205

9. In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families; renters and owners; elderly persons; single persons; large families; public housing residents; families on the public housing and section 8 tenant-based waiting list; persons with HIV/AIDS and their families; victims of domestic violence, dating violence, sexual assault, and stalking; and persons with disabilities; and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole. The jurisdiction must define the terms "standard condition" and "substandard condition but suitable for rehabilitation."

10. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

## Discussion of Estimated Housing Needs

The City of Hendersonville's population was 46,553 compared to Sumner County's population of 151,874, according to the HUD CHAS Data. The 2008-2010 ACS data estimates Hendersonville's total population of 50,742. The total households reported were 18,296 for the City of Hendersonville and 57,714 for Sumner County.

### Cost Burdened Households

Cost burdened households pay over 30% of their income on housing costs alone. Cost burden generally impacts extremely low (30% of AMI) and very low (50% AMI) households more significantly. It presents a severe challenge when either renter or owner-occupants are paying considerably more for housing than they can reasonably afford. The tables below illustrate the problem of cost burden by renters and owners in Hendersonville.

<b>Cost Burden &gt; 30% (renter)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>
<b>Small Related</b>	295	160	185
<b>Large Related</b>	29	74	25
<b>Elderly</b>	205	150	50
<b>Other</b>	275	465	280
<b>Cost Burden &gt; 30% (owner)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>
<b>Small Related</b>	75	55	425
<b>Large Related</b>	60	15	75
<b>Elderly</b>	155	124	125
<b>Other</b>	95	135	195

<b>Cost Burden &gt; 50% (renter)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>
<b>Small Related</b>	270	0	75
<b>Large Related</b>	10	30	0
<b>Elderly</b>	145	100	0
<b>Other</b>	260	290	0
<b>Cost Burden &gt; 50% (owner)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>
<b>Small Related</b>	75	145	130
<b>Large Related</b>	60	15	0
<b>Elderly</b>	120	24	85
<b>Other</b>	85	105	45

Elderly households are households where a member of the household is 65 or older; small related households are households with 2 to 4 members; large related households are households with 5 or more members; and all other households are single persons and other types of arrangements.

## Special Needs Populations and Persons on the Public Housing Wait List

In addition to the elderly who are addressed above and the homeless who are discussed separately in the Consolidated Plan, there are other special need populations with housing problems, such as those with developmental and non-developmental disabilities, persons with AIDS or who are HIV positive, families in need of public housing, and the victims of domestic violence. The City of Hendersonville does not currently operate or manage Public Housing units.

### Disproportional Housing Needs

The table below highlights disproportionate greater housing needs by race and tenure (renter vs. owner-occupied) for Sumner County based on the CHAS data. Disproportionate greater need is defined as instances where the housing problems of a particular category of race and tenure exceed that for the housing problems of all households by 10% or more. Housing problem is defined as a substandard unit without complete kitchen and/or plumbing facilities, overcrowding, or a cost burden.

Sumner County Households with a Housing Problem (HP)				
Race	Renter Occupied		Owner-Occupied	
White with HP	4,340	38.2%	8,580	21.6%
<b>Total White</b>	<b>11,361</b>		<b>39,722</b>	
African American with HP	735	37.8%	445	30.0%
<b>Total African American</b>	<b>1,944</b>		<b>1,483</b>	
Hispanic with HP	220	36.4	110	22.9%
<b>Total Hispanic</b>	<b>604</b>		<b>480</b>	
Native American with HP	0	-	25	100.0%
<b>Total Native American</b>	<b>0</b>			
Asian with HP	40	57.1%	80	25.4%
<b>Total Asian</b>	<b>70</b>		<b>315</b>	
Pacific Islander with HP	0	-	-	-
<b>Total Pacific Islander</b>	<b>0</b>			
Other with HP	35	31.8%	140	38.9%
<b>Total Other</b>	<b>110</b>		<b>360</b>	
<b>All Households with a Housing Problem</b>	<b>5,370</b>	<b>38.1%</b>	<b>9,380</b>	<b>22.1%</b>
				<b>Total</b>
<b>Total County Households</b>	<b>14,089</b>		<b>42,360</b>	<b>56,449</b>

The table shows that two populations have a disproportionately higher percentage of housing problems: Asian renters and Native American owner-occupants.

### **Homeless Needs 91.205 (c)**

11. Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of sheltered and unsheltered homelessness, (including rural homelessness and chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth), the number of persons experiencing homelessness on a given night, the number of persons who experience homelessness each year, the number of persons that exit homelessness each year; the number of days that persons experience homelessness, and other measures specified by HUD, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and families with children, (especially extremely low-income) who are currently housed but threatened with homelessness. This information may be evidenced by the characteristics and needs of individuals and families with children who are currently entering the homeless assistance system or appearing for the first time on the streets. The description must specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.
12. Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

While the City of Hendersonville does not currently experience a severe challenge related to homeless persons and families, it still persists given the larger regional and national economic realities. There are persons and families stranded from travel along the interstate system, persons and families that have been evicted from existing rental arrangements, and families and persons escaping domestic violence or other social issues.

The Central Tennessee Continuum of Care (C of C) that includes Sumner County and Hendersonville is administered by Buffalo Valley Homeless No More (HNM). It services over 20 Tennessee counties. There is a lack of good data regarding homelessness and its subpopulations in the City of Hendersonville. There is data regarding the activity related to the Central Tennessee C of C. HUD's 2011 Continuum of Care Homeless Assistance Programs for Homeless Populations and Subpopulations as well as the Housing Inventory Chart are included in Attachments Section of the Consolidated Plan.

According to the Central Tennessee C of C's Point-in Time Count held January 26<sup>th</sup>, 2011, there were 208 total homeless households and 232 total homeless persons in those households for the 20 county included in the C of C.

Objective 3 of the Objectives and Outcomes Summary is to conduct an assessment of Homeless and Special Needs Housing and Social Service Assessment. The Assessment would include the identification of the existing inventory of homeless housing and service providers, an estimate of the number

of homeless persons and subpopulations to the extent possible, linkages between housing and services, and gaps in the system.

### **Non-homeless Special Needs 91.205 (d) including HOPWA**

13. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their Consolidated Plan to help identify these needs.

\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

The specific housing objectives included the Objectives and Outcomes Summary, identified in Objective 3: conduct an assessment of Homeless and Special Needs Housing and Social Service Assessment. The Assessment would include the identification of the existing inventory of homeless housing and service providers, an estimate of the number of homeless persons and subpopulations to the extent possible, linkages between housing and services, and gaps in the system.

### **Lead-based Paint 91.205 (e)**

14. Estimate the number of housing units\* that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

The federal government banned lead-based paint from housing in 1978. Houses built before 1978 have a greater likelihood of containing lead-based paint. Lead is especially dangerous for pregnant women and households with children under the age of six. Lead poisoning is one of the most widespread environmental hazards facing children today. Lead poisoning is considered to be the most serious environmental threat to children's health.

Research shows that blood lead levels of 10 micrograms per deciliter of blood ( $\mu\text{g}/\text{dL}$ ) in young children can result in lowered intelligence, reading and learning disabilities, impaired hearing, reduced attention span, hyperactivity, and antisocial behavior.

Today, high blood lead levels are due mostly to deteriorated lead paint in older homes and contaminated dust and soil. Soil that is contaminated with lead is an important source of lead exposure because children play outside and very small children frequently put their hands in their mouths.

In 1976-1980 the average child, regardless of family income, had an elevated blood lead level (i.e. concentrations greater than  $10 \mu\text{g}/\text{dL}$ ). However, children living in families with incomes below the poverty line had higher average blood lead

concentrations than those living in families with incomes at or above the poverty line. This disparity continued through to present day.

According to the CHAS data, approximately 5,858 (46%) owner-occupied units and 1,937 (35%) of renter units in Hendersonville were built before 1979 and could potentially contain lead-based paint.

Occupied Housing by Tenure and Year Structure Built	Owner	Renter
Built 2000 or later	2,335 (18%)	521 (9%)
Built 1980 – 1999	4,553 (36%)	3,092 (56%)
Built 1950 – 1979	5,674 (45%)	1,892 (34%)
Built 1949 or earlier	184 (1%)	45 (1%)
<b>Total</b>	<b>12,746</b>	<b>5,550</b>

National studies have shown that for all income levels, non-Hispanic Black children had a greater risk of elevated blood lead levels than white children. However, the disparity is greater for Black children who live in families with incomes below the poverty line.

The Tennessee Department of Health, Childhood Lead Poisoning Prevention Program, provides lead poisoning information such as lead sources and prevention tips for parents and health care professional. The department works with the Tennessee Department of Environment and Conservation on lead assessment and abatement programs.

## HOUSING MARKET ANALYSIS

### Housing Market Analysis 91.210

15. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.
16. Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

Please see the **Housing Overview** and **Housing Needs** Sections.

### Public and Assisted Housing 91.210 (b)

17. In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including
  - the number of public housing units in the jurisdiction,
  - the physical condition of such units,
  - the restoration and revitalization needs of public housing projects within the jurisdiction,
  - the number of families on public housing and tenant-based waiting lists and

- results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

18. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

The City of Hendersonville does not currently have a public housing agency or City subsidize housing units. An assessment of state subsidize housing will be completed using data from the Tennessee Housing and Development Agency and included as part of the program year 2 Action Plan.

### **Homeless Inventory 91.210 (c)**

19. The jurisdiction shall provide a brief inventory of existing facilities, housing, and services that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of facilities and housing (e.g. emergency shelter, transitional housing, permanent supportive housing must be presented in a form specified by HUD, The inventory of services must include services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Please see the previous **Homeless Needs** response.

### **Special Need Facilities and Services 91.210 (d)**

20. Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

Please see the previous **Homeless Needs** response.

### **Barriers to Affordable Housing 91.210 (e)**

21. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

As the City of Hendersonville embarks on the first year of the Consolidated Plan, it will work to identify barriers to affordable housing as outlined in the Housing Needs section of this plan. The issues related to cost burdened owner and renter households in addition to households experiencing housing problems (as previously discussed) will be examined in the first year of the Consolidated Plan.

In addition, the City of Hendersonville will work to identify any existing public regulatory policies such as zoning ordinances and subdivision regulations, that directly or indirectly affect affordability and housing choice for its residents.

As mention in the **Consultations** Section various housing and community development organizations in Sumner County as well as in the City of Hendersonville were contacted during the development of this Consolidated Plan. Representatives contacted gave the following feedback regarding Housing and Unmet Housing Needs:

- Cost of land and lots in Hendersonville
- Reduced or waived upfront costs (such as fees, permits, and inspections)
- Foreclosures and substandard housing
- Landlord issues such as overcrowding and bed bugs
- Lack of publicly subsidized and availability of Section 8
- Lack of housing for disabled and senior citizens
- Not enough affordable rental housing
- Lack of retirement type housing, specifically to accommodate seniors living independently (such as single levels)
- More diversity in lower priced apartments
- More affordable townhome and condominium developments
- Need for donated land (back tax lots)

As mentioned in Objective 2, the City will conduct an assessment of the Barriers to Affordable Housing by surveying local social service and affordable housing partners to identify the gaps to meet the affordable housing needs of residents. This assessment will be completed in conjunction with Analysis of Impediments to Fair Housing.

## COMMUNITY DEVELOPMENT

### **Priority Community Development Needs 91.215 (f)**

22. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table\* – i.e., public facilities, public improvements, public services and economic development.
23. Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.
24. Identify any obstacles to meeting underserved needs.

The City of Hendersonville began to identify priority non-housing community development needs eligible for assistance with CDBG funds shortly after receiving notice from HUD that the City may be eligible for a 2012 allocation. The Planning Department has been in consultations with various City departments and community members regarding community development needs. On March 15 a public hearing was held to introduce the Hendersonville community to the CDBG program and outline the requirements of the Consolidated Plan and HUD requirements.

Community Development Block Grant (CDBG) funds will be an important tool in providing non-housing community development activities as the program grows, and will be supplemented with local public and private-sector resources whenever feasible. These activities will be designed to:

- Benefit eligible low- and moderate-income families;
- Aid in the elimination of slums or blight and
- Assist with community development needs which pose a serious and immediate threat to the health or welfare of the community.

With these goals in mind, the City of Hendersonville has identified the following as initial Community Development Priorities that will be explored in the first and second program years:

### **Public Facilities**

Improving and expanding public facilities is an important tool for increasing the accessibility and sustainability of vibrant living environments. The service areas for utilities in Hendersonville have been challenged by growth and the unique geographic qualities of the City, such as the abundance of shoreline. Investment improving substandard services or increasing accessibility to services will be explored. Additional improvements to or the creation of new Park and recreational facilities are investments in community assets that can be enjoyed by all Hendersonville residents. Wherever possible, CDBG funds will be leveraged with other sources of private and public funds.

### **Public Improvements**

Improving public infrastructure is also important to provide a desirable residential environment and attract investment by homeowners, housing developers, and small businesses. Public improvements that have high visibility, such as street improvements, sidewalks, and storm water drainage projects, particularly in target areas, will be assessed as early as possible with a goal of improving the visual appearance and physical functioning of an area. Wherever possible, CDBG funds will be leveraged with other sources of private and public funds.

### **Public Services**

The availability and accessibility of public and private services to support communities is critical given the current economic climate. The CDBG program allows for a variety of public services to give localities the flexibility to address their unmet community development needs. Residents of Hendersonville are currently served by several local and regional community service organizations. As part of the initial program year, the City will attempt to assess the unmet needs for community services such as, but not limited to, education programs, youth programs, services for senior citizens, and services for homeless persons.

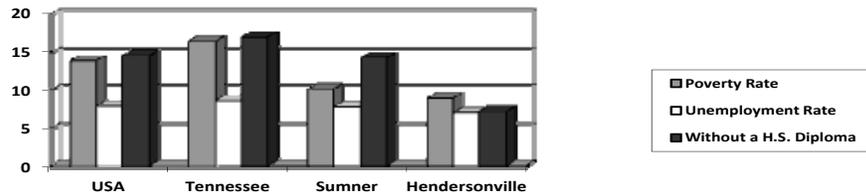
### **Antipoverty Strategy 91.215 (j)**

25. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and

revised annually

26. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

### Antipoverty Strategy



Source: 2000 5 Year ACS

The three indicators in the above chart illustrate that data related to poverty are quite similar in Sumner County and the City of Hendersonville, with the exception of persons age 25 or older without a High School diploma. In general, the unemployment rate in Hendersonville is consistent with the County, State, and USA; whereas the poverty rate and number of persons without a High School diploma are considerably lower than in the State and USA.

The table below shows poverty among the elderly and children, and for African-American and Hispanic or Latino persons. This table begins to point to subpopulations and neighborhoods in Sumner County and the City of Hendersonville where anti-poverty strategies and initiatives are most warranted. Not unlike in the rest of Tennessee and the USA, the highest rates of poverty are borne by minority populations. The poverty rate for Hispanics is the single category where the rate in Hendersonville exceeds that for the USA. The poverty rate for African Americans, while less than for the USA, exceeds the rate Sumner County.

Poverty Rate	USA	Tennessee	Sumner County	Hendersonville
<b>Total</b>	13.8	16.5	10.1	8.9
<b>Elderly</b>	9.5	11.5	9.4	7.6
<b>Children</b>	19.2	23.4	13.9	13.0
<b>African American</b>	25.3	28.7	17.1	18.7
<b>Hispanic or Latino</b>	22.4	31.0	30.4	24.1

Looking at total numbers versus percentages helps to refine the picture of poverty. This is particularly the case for children. Over 1700 Hendersonville children under 18 years of age live in poverty. Elderly Hendersonville citizens age 65 and older who live in poverty are a much smaller number of 455, though often their instances of poverty are particularly severe. The combined total of African American and Hispanic persons in poverty is 1,193, some of which are included in the numbers of children

and elderly.

The City of Hendersonville is committed to focusing the benefits of the Community Development Block Grant program with leveraged funds and services from other public, private, and non-profit sources, on its low to moderate income citizens and their neighborhoods, including those with incomes below the poverty level.

### **Monitoring 91.230**

27. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

The City of Hendersonville will use the existing City standards and procedures to monitor City funding, expenditures and performance. The City has hired The Housing Fund to analyze these existing practices and make recommendations for ensuring compliance with CDBG, OMB, and other Federal requirements. The recommendations will be completed during the initial months of the program year and coincide with the City staff incorporating the use of IDIS for financial management and reporting.

### **Housing Opportunities for People with AIDS (HOPWA)**

28. Describe the activities to be undertaken with HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living.
29. Identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
30. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
31. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

32. Provide an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
33. Describe the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

While the City of Hendersonville is not receiving HOPWA funds, consultations with the regional HOPWA service providers are underway. The housing and supportive service needs of persons with HIV/AIDS and their families will be part of Objective 3 to conduct an assessment of Homeless and Special Needs Housing and Social Service Assessment by the end of the second program year. The Assessment would include the identification of the existing inventory of homeless housing and service providers, an estimate of the number of homeless persons and subpopulations to the extent possible, linkages between housing and services, and gaps in the system.

## STRATEGIC PLAN – YEAR 1 ACTION PLAN SUMMARY

The strategic plan must describe how the jurisdiction plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low-, low-income, and moderate-income residents.

### Specific Objectives 91.215 (a) (4)

34. Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.

**Goals and objectives to be carried out during the strategic plan period are indicated by placing a check in the following boxes.**

<input type="checkbox"/>	<b>Objective Category Decent Housing</b>  Which includes:	<input checked="" type="checkbox"/>	<b>Objective Category: Suitable Living Environment</b>  Which includes:	<input type="checkbox"/>	<b>Objective Category: Expanded Economic Opportunities</b>  Which includes:
<input type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input type="checkbox"/>	assisting persons at risk of becoming homeless	<input type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input type="checkbox"/>	retaining the affordable housing stock	<input type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

<b>HENDERSONVILLE ACTION PLAN SUMMARY PROGRAM YEAR 1</b>		
<b>ACTIVITY TYPE</b>	<b>BUDGET</b>	<b>2012-2013 GOAL</b>
Public Facilities	\$163,900	One or more projects
Planning and Administration	\$40,975	Assessment of the Barriers to Affordable Housing and Analysis of Impediments to Fair Housing
<b>TOTAL</b>	<b>\$204,875</b>	

**Objective 1: Invest in increasing the accessibility of Public Facilities and Improvements.**

Public improvements include activities such as streets, sidewalks, curbs and gutters, water and sewer lines, flood and drainage improvements, and rehabilitation of the Senior Citizen Center. The National Objectives that will be met include low and moderate income area benefit, limited clientele, and spot blight.

**Goals: 5 projects**

**Objective 2: Conduct an assessment of the Barriers to Affordable Housing.**

As the City of Hendersonville embarks on the first year of the Consolidated Plan it will work to assess the various Barriers to Affordable Housing by surveying local social service and affordable housing partners to identify the gaps to meet the affordable housing needs of residents. This assessment will be completed in conjunction with Analysis of Impediments to Fair Housing.

**Goal: Assessment completed by end of the first program year**

**Objective 3: Conduct an assessment of Homeless and Special Needs Population Housing and Social Service Needs.**

The Assessment would include the identification of the existing inventory of homeless housing and service providers, an estimate of the number of homeless persons and subpopulations to the extent possible, linkages between housing and services, and gaps in the system.

**Goal: Assessment completed by end of the second program year**

## ATTACHMENTS

- ❖ **SF 424 and HUD Required Certifications**
  
- ❖ **The Comprehensive Housing Affordability Strategy (CHAS) data set from Community Planning and Development (CPD) Maps: Consolidated Plan and Continuum of Care Planning Tool.**
  
- ❖ **HUD's 2011 Continuum of Care Homeless Assistance Programs for Homeless Populations and Subpopulations as well as the Housing Inventory Chart.**
  
- ❖ **Required HUD Tables: 1A, 1B, 1C, 2A, 2B, 2C, 3A, 3B, and 3C.**
  
- ❖ **Public Comments from the March 15<sup>th</sup>, 2012 Public Hearing City Hall, 101 Maple Drive North Hendersonville, TN 37075**
  
- ❖ **Public Comments from the May 3<sup>rd</sup>, 2012 Public Hearing City Hall, 101 Maple Drive North Hendersonville, TN 37075**
  
- ❖ **Ads for Public Hearings**
  
- ❖ **CDBG Article**
  
- ❖ **Map of Hendersonville City Limits**



# CPMP Non-State Grantee Certifications

**Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.**

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

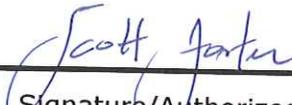
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
\_\_\_\_\_  
Signature/Authorized Official

5.11.12
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Date

Scott Foster
--------------

Name

Mayor
-------

Title

101 Maple Drive North
-----------------------

Address

Hendersonville, TN, 37075
---------------------------

City/State/Zip

615-822-1000
--------------

Telephone Number

- |   |
|---|
| <input type="checkbox"/> This certification does not apply.           |
| <input checked="" type="checkbox"/> This certification is applicable. |

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2\_\_\_, 2\_\_\_, 2\_\_\_, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force --** It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Jurisdiction

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**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized Official

5.11.12

Date

Scott Foster

Name

Mayor

Title

101 Maple Drive North

Address

Hendersonville, TN 37075

City/State/Zip

615-822-1000

Telephone Number

- This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

<hr/>	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
<input type="text"/>	
Title	
<input type="text"/>	
Address	
<input type="text"/>	
City/State/Zip	
<input type="text"/>	
Telephone Number	

- This certification does not apply.**  
 **This certification is applicable.**

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

<hr/>	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
<input type="text"/>	
Title	
<input type="text"/>	
Address	
<input type="text"/>	
City/State/Zip	
<input type="text"/>	
Telephone Number	

- This certification does not apply.**  
 **This certification is applicable.**

### ESG Certifications

I, \_\_\_\_\_, Chief Executive Officer of Jurisdiction, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
  
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
  
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

- This certification does not apply.  
 This certification is applicable.

### APPENDIX TO CERTIFICATIONS

#### Instructions Concerning Lobbying and Drug-Free Workplace Requirements

##### Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

##### Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City Hall	101 Maple Drive North	Hendersonville	Sumner	TN	37075

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal

## Jurisdiction

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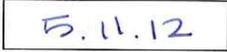
criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

  
\_\_\_\_\_  
Signature/Authorized Official

  
Date

Name

Title

Address

City/State/Zip

Telephone Number



# SF 424

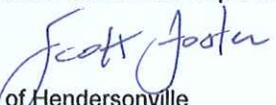
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

5/15/2012	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	<b>Application</b>	<b>Pre-application</b>
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
<b>City of Hendersonville</b>		UOG Code	
101 Maple Drive North		Organizational DUNS: 078241734	
		Organizational Unit	
Hendersonville	TN	Planning Department	
37075	Country U.S.A.		
<b>Employer Identification Number (EIN):</b>		Sumner	
62-0809182		Program Year Start: 7/1/2012	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Local Government: City		Specify Other Type	
		<b>U.S. Department of Housing and Urban Development</b>	
<b>Program Funding</b>			
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
<b>Community Development Block Grant</b>		14.218 Entitlement Grant	
CDBG Project Titles: Program Year 2012-2013		Description of Areas Affected by CDBG Project(s) City of Hendersonville, TN	
\$CDBG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$204,875	\$0		
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$0		\$0	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$0		\$0	
\$Anticipated Program Income		Other (Describe)	
\$0			
Total Funds Leveraged for CDBG-based Project(s) TBD			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount		\$Additional HUD Grant(s) Leveraged	
		Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
<b>Emergency Shelter Grants Program</b>		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application:		
Fred		Rogers
Planning Director	Phone: 615-264-5316	Fax
eMail: frogers@hvilletn.org	Grantee Website: <a href="http://www.hvilletn.org/">http://www.hvilletn.org/</a>	Other Contact
Signature of Authorized Representative		Date Signed
 Mayor of Hendersonville Scott Foster		5.11.12



**CPD Maps**  
**Consolidated Plan and Continuum of Care Planning Tool**

**Target Report Area Name:** For Hendersonville (CDBG Grantee)  
**Reference Report Area Name:** For Sumner County

**Demographic**

<b>Summary Information for Basic Demographic and Socioeconomic Characteristics</b>	<b>Target</b>	<b>Reference</b>
Total Population:	46,553	151,874
Total Households:	18,296	57,714
Homeownership Rate:	70	75
Average Household Size of Occupied Housing Units:	3	3
Average Household Size of Owner occupied Housing Units:	3	3
Average Household Size of Renter occupied Housing Units:	2	2
Median Household Income In The Past 12 Months:	59,647	54,708
Aggregate Household Income In The Past 12 Months:	1,383,339,700	
Median Family Income In The Past 12 Months:	71,382	64,157
Median Nonfamily Household Income In The Past 12 Months:	34,206	30,488

*2005-09 ACS*

<b>Person-level Information</b>	<b>Target</b>		<b>Reference</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
Population 5 years and over that speak English 'not at all':	81	0.00%	258	0.18%
Persons in Poverty (Universe: Persons whose poverty status is determined):	3,606		14,463	
Poverty Rate:		7.75%		9.52%
Persons in Poverty in Family Households:	2,695	74.74%	11,011	76.13%
Persons in Poverty in non-Family Households:	911	25.26%	3,452	23.87%

*2005-09 ACS*

## Demographic

Race	Target		Reference	
	Number	Percentage	Number	Percentage
White alone (not Hispanic)	40,324	86.62%	133,851	88.13%
Black or African American alone (not Hispanic)	3,691	7.93%	10,014	6.59%
American Indian and Alaska Native alone (not Hispanic)	89	0.19%	280	0.18%
Asian alone (not Hispanic)	847	1.82%	1,500	0.99%
Native Hawaiian and Other Pacific Islander alone (not Hispanic)	-	0.00%	13	0.01%
Some other race alone (not Hispanic)	17	0.04%	140	0.09%
Two or more races (not Hispanic)	319	0.69%	1,431	0.94%
Persons of Hispanic Origin	1,266	2.72%	4,645	3.06%
<b>Total</b>	<b>46,553</b>		<b>151,874</b>	

2005-09 ACS

Age	Target		Reference	
	Number	Percentage	Number	Percentage
Population Age 0-17	12,040	25.86%	38,863	25.59%
Population Age 18-24	3,567	7.66%	12,059	7.94%
Population Age 25 - 64	25,262	54.27%	83,094	54.71%
Population Age 65 and over	5,684	12.21%	17,858	11.76%
<b>Total</b>	<b>46,553</b>		<b>151,874</b>	

2005-09 ACS

Household-level Information	Target		Reference	
	Number	Percentage	Number	Percentage
Households with one or more people under 18 years:	6,277	34.31%	20,781	36.01%
Households with one or more people 60 years and over:	5,396	29.49%	17,426	30.19%
One person Household:	4,649	25.41%	12,744	22.08%

2005-09 ACS

Demographic

**Household Income in the Past 12 Months**

	Target		Reference	
	Number	Percentage	Number	Percentage
Less than \$14,999	1,609	8.79%	6,001	10.40%
\$15,000 to \$24,999	1,577	8.62%	5,499	9.53%
\$25,000 to \$34,999	1,591	8.70%	6,147	10.65%
\$35,000 to \$44,999	1,794	9.81%	5,567	9.65%
\$45,000 to \$59,999	2,667	14.58%	8,702	15.08%
\$60,000 to \$74,999	2,360	12.90%	7,082	12.27%
\$75,000 to \$99,999	2,429	13.28%	7,795	13.51%
\$100,000 to \$124,999	1,604	8.77%	4,773	8.27%
\$125,000 to \$149,999	983	5.37%	2,174	3.77%
\$150,000 or more	1,682	9.19%	3,974	6.89%
<b>Total</b>	<b>18,296</b>		<b>57,714</b>	

2005-09 ACS

**Family-level Information**

	Target		Reference	
	Number	Percentage	Number	Percentage
Families with Income in the past 12 months below poverty level:	651		2,958	
Families in poverty, owner occupants:	191	29.34%	1,041	35.19%
Families in poverty, renter occupants:	460	70.66%	1,917	64.81%

2005-09 ACS

Income	0-30%	>30-50%	>50-80%	>80-100%	>100%
	HAMFI	HAMFI	HAMFI	HAMFI	HAMFI
Total Households	1,465	1,705	2,820	2,105	No Data
Small Family Households*	415	345	865	7,065	No Data
Large Family Households*	99	139	249	1,055	No Data
Household contains at least one person 62-74 years of age	175	400	375	495	1,329
Household contains at least one person age 75 or older	370	220	625	220	465
Households with one or more children 6 years old or younger*	234	149	414	2,100	No Data

\*the highest income category for these family types is >80% HAMFI

2005-09 CHAS

Demographic

Income (Reference)	0-30%	>30-50%	>50-80%	>80-100%	>100%
	HAMFI	HAMFI	HAMFI	HAMFI	HAMFI
Total Households	5,845	6,265	10,085	6,595	No Data
Small Family Households*	2,005	2,170	4,055	21,645	No Data
Large Family Households*	340	360	900	3,155	No Data
Household contains at least one person 62-74 years of age	1,135	1,255	1,935	1,030	4,260
Household contains at least one person age 75 or older	1,155	1,025	1,545	490	1,450
Households with one or more children 6 years old or younger*	1,090	1,000	1,595	6,250	No Data

\*the highest income category for these family types is >80% HAMFI

2005-09 CHAS



**CPD Maps**  
**Consolidated Plan and Continuum of Care Planning Tool**

**Target Report Area Name:**

**For Hendersonville (CDBG Grantee)**

**Reference Report Area Name:**

**For Sumner County**

**Housing Needs**

**Occupancy**

	Target		Reference	
	Number	Percentage	Number	Percentage
Households with 1 or more occupants per room:	134	0.73%	484	0.84%
Owner Households with 1.00 or less occupants per room	12,707	99.69%	42,940	99.49%
Owner Households with 1.01 to 1.50 occupants per room	27	0.21%	198	0.46%
Owner Households with 1.51 or more occupants per room	12	0.09%	24	0.06%
Renter Households with 1.00 or less occupants per room	5,455	98.29%	14,290	98.20%
Renter Households with 1.01 to 1.50 occupants per room	54	0.97%	221	1.52%
Renter Households with 1.51 or more occupants per room	41	0.74%	41	0.28%

2005-09 ACS

**Costs**

	Target		Reference	
	Number	Percentage	Number	Percentage
Paying > 30%	5,327	29.12%	16,639	28.83%
Earning Less than \$34,999 paying > 30%	3,282	17.94%	10,846	18.79%
Earning More Than \$35,000 paying > 30%	2,045	11.18%	5,793	10.04%
Owner Occupied Earning Less than \$35,000 paying > 30%	1,149	9.01%	5,245	12.15%
Owner Occupied Earning More than \$35,000 paying > 30%	1,825	14.32%	5,315	12.31%
Renter Occupied Earning Less than \$35,000 paying > 30%	2,133	38.43%	5,601	38.49%
Renter Occupied Earning More than \$35,000 paying > 30%	220	3.96%	478	3.28%

2005-09 ACS

## Housing Needs

### Housing Problems

<b>Households with one of the listed needs (renter)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Substandard Housing - Lacking complete plumbing or kitchen facilities	35	10	-	-	<b>55</b>
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	-	-	40	-	<b>40</b>
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	-	15	4	15	<b>49</b>
Housing cost burden greater than 50% of income (and none of the above problems)	680	405	75	10	<b>1,175</b>
Housing cost burden greater than 30% of income (and none of the above problems)	84	410	460	30	<b>1,005</b>
Zero/negative Income (and none of the above problems)	50	-	-	-	<b>50</b>

*2005-09 CHAS*

### Households with one of the listed needs (renter) (Reference)

<b>Households with one of the listed needs (renter) (Reference)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Substandard Housing - Lacking complete plumbing or kitchen facilities	50	85	-	-	<b>155</b>
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	-	-	40	-	<b>40</b>
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	65	55	70	<b>220</b>
Housing cost burden greater than 50% of income (and none of the above problems)	2,035	600	100	10	<b>2,750</b>
Housing cost burden greater than 30% of income (and none of the above problems)	500	1,345	765	120	<b>2,780</b>
Zero/negative Income (and none of the above problems)	215	-	-	-	<b>215</b>

*2005-09 CHAS*

Housing Needs

<b>Households with one of the listed needs (owner)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	50	-	-	<b>155</b>
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	-	-	-	-	<b>10</b>
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	-	-	-	10	<b>25</b>
Housing cost burden greater than 50% of income (and none of the above problems)	335	190	260	75	<b>895</b>
Housing cost burden greater than 30% of income (and none of the above problems)	45	140	565	440	<b>1,855</b>
Zero/negative Income (and none of the above problems)	-	-	-	-	-

2005-09 CHAS

<b>Households with one of the listed needs (owner) (Reference)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	65	55	40	<b>320</b>
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	-	-	-	-	<b>25</b>
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	-	35	25	<b>200</b>
Housing cost burden greater than 50% of income (and none of the above problems)	1,375	750	720	135	<b>3,085</b>
Housing cost burden greater than 30% of income (and none of the above problems)	450	865	2,385	1,190	<b>6,510</b>
Zero/negative Income (and none of the above problems)	160	-	-	-	<b>160</b>

2005-09 CHAS

Housing Needs

<b>Households with one or more Housing problems: Lacks kitchen or bathroom, Overcrowding, cost burden (renter)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Having 1 or more of four housing problems	715	435	120	25	<b>1,325</b>
Having none of four housing problems	224	610	1,010	715	<b>4,175</b>
Household has negative income, but none of the other housing problems	50	-	-	-	<b>50</b>

2005-09 CHAS

<b>Households with one or more Housing problems: Lacks kitchen or bathroom, Overcrowding, cost burden (renter) (Reference)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Having 1 or more of four housing problems	2,105	750	195	80	<b>3,165</b>
Having none of four housing problems	1,025	2,185	2,900	1,690	<b>11,170</b>
Household has negative income, but none of the other housing problems	215	-	-	-	<b>215</b>

2005-09 CHAS

<b>Households with one or more Housing problems: Lacks kitchen or bathroom, Overcrowding, cost burden (owner)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Having 1 or more of four housing problems	355	240	260	85	<b>1,095</b>
Having none of four housing problems	115	420	1,430	1,280	<b>11,655</b>
Household has negative income, but none of the other housing problems	-	-	-	-	<b>-</b>

2005-09 CHAS

<b>Households with one or more Housing problems: Lacks kitchen or bathroom, Overcrowding, cost burden (owner) (Reference)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Having 1 or more of four housing problems	1,445	810	805	200	<b>3,625</b>
Having none of four housing problems	900	2,520	6,180	4,625	<b>39,380</b>
Household has negative income, but none of the other housing problems	160	-	-	-	<b>160</b>

2005-09 CHAS

## Housing Needs

### Cost Burden

<b>Cost Burden &gt; 30% (renter)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total</b>
Small Related	295	160	185	<b>665</b>
Large Related	29	74	25	<b>143</b>
Elderly	205	150	50	<b>425</b>
Other	275	465	280	<b>1,020</b>
<b>Total need by income</b>	<b>990</b>	<b>1,045</b>	<b>N/A</b>	<b>5,550</b>

*2005-09 CHAS*

<b>Cost Burden &gt; 30% (renter) (Reference)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total</b>
Small Related	1,140	740	375	<b>2,355</b>
Large Related	210	125	25	<b>375</b>
Elderly	615	315	90	<b>1,040</b>
Other	635	875	375	<b>1,925</b>
<b>Total need by income</b>	<b>3,345</b>	<b>2,935</b>	<b>N/A</b>	<b>14,550</b>

*2005-09 CHAS*

<b>Cost Burden &gt; 30% (owner)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total</b>
Small Related	75.0	55.0	425.0	<b>1,285.0</b>
Large Related	60.0	15.0	75.0	<b>225.0</b>
Elderly	155.0	124.0	125.0	<b>619.0</b>
Other	95.0	135.0	195.0	<b>615.0</b>
<b>Total need by income</b>	<b>475.0</b>	<b>660.0</b>	<b>1,685.0</b>	<b>12,745.0</b>

*2005-09 CHAS*

<b>Cost Burden &gt; 30% (owner) (Reference)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total</b>
Small Related	535	625	1,550	<b>4,610</b>
Large Related	110	85	385	<b>835</b>
Elderly	865	515	670	<b>2,540</b>
Other	365	390	510	<b>1,700</b>
<b>Total need by income</b>	<b>2,500</b>	<b>3,330</b>	<b>6,985</b>	<b>43,160</b>

*2005-09 CHAS*

## Housing Needs

<b>Cost Burden &gt; 50% (renter)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total</b>
Small Related	270	-	75	<b>345</b>
Large Related	10	30	-	<b>40</b>
Elderly	145	100	-	<b>255</b>
Other	260	290	-	<b>550</b>
<b>Total need by income</b>	<b>990</b>	<b>1,045</b>	<b>N/A</b>	<b>5,550</b>

*2005-09 CHAS*

<b>Cost Burden &gt; 50% (renter) (Reference)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total</b>
Small Related	1,065	75	70	<b>1,210</b>
Large Related	80	45	-	<b>125</b>
Elderly	340	160	10	<b>520</b>
Other	580	390	20	<b>990</b>
<b>Total need by income</b>	<b>3,345</b>	<b>2,935</b>	<b>N/A</b>	<b>14,550</b>

*2005-09 CHAS*

<b>Cost Burden &gt; 50% (owner)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total</b>
Small Related	75	45	130	<b>295</b>
Large Related	60	15	-	<b>90</b>
Elderly	120	24	85	<b>269</b>
Other	85	105	45	<b>245</b>
<b>Total need by income</b>	<b>475</b>	<b>660</b>	<b>1,685</b>	<b>12,745</b>

*2005-09 CHAS*

<b>Cost Burden &gt; 50% (owner) (Reference)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total</b>
Small Related	510	260	340	<b>1,210</b>
Large Related	75	70	35	<b>205</b>
Elderly	535	190	245	<b>1,025</b>
Other	260	230	100	<b>645</b>
<b>Total need by income</b>	<b>2,500</b>	<b>3,330</b>	<b>6,985</b>	<b>43,160</b>

*2005-09 CHAS*

Housing Needs

**Crowding**

<b>Crowding - More than one person per room (renter)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Single family households	-	15	44	15	<b>74</b>
Multiple, unrelated family households	-	-	-	-	<b>15</b>
Other, non-family households	-	-	-	-	-
<b>Total need by income</b>	<b>990</b>	<b>1,045</b>	<b>N/A</b>	<b>740</b>	<b>5,550</b>

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**Crowding - More than one person per room (renter)**

<b>(Reference)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Single family households	15	65	95	70	<b>245</b>
Multiple, unrelated family households	-	-	-	-	<b>15</b>
Other, non-family households	-	-	-	-	-
<b>Total need by income</b>	<b>3,345</b>	<b>2,935</b>	<b>N/A</b>	<b>1,770</b>	<b>14,550</b>

2005-09 CHAS

**Crowding - More than one person per room (owner)**

	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Single family households	-	-	-	-	<b>10</b>
Multiple, unrelated family households	-	-	-	10	<b>25</b>
Other, non-family households	-	-	-	-	-
<b>Total need by income</b>	<b>475</b>	<b>660</b>	<b>1,685</b>	<b>1,365</b>	<b>12,745</b>

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**Crowding - More than one person per room (owner)**

<b>(Reference)</b>	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>	<b>Total</b>
Single family households	30	-	10	15	<b>145</b>
Multiple, unrelated family households	4	-	25	10	<b>79</b>
Other, non-family households	-	-	-	-	-
<b>Total need by income</b>	<b>2,500</b>	<b>3,330</b>	<b>6,985</b>	<b>4,825</b>	<b>43,160</b>

2005-09 CHAS



**CPD Maps**

**Consolidated Plan and Continuum of Care Planning Tool**



**Target Report Area Name:** For Hendersonville (CDBG Grantee)  
**Reference Report Area Name:** For Sumner County

**Housing Supply**

**Summary Information for Characteristics of the Housing Stock**

	Target	Reference
Total housing units:	19,109	61,661
Vacancy Rate:	N/A	N/A
Median value for owner-occupied units:	187,600	164,400
Median value for owner-occupied units with a mortgage:	194,200	168,500
Median value for owner-occupied units without a mortgage:	170,200	153,900
Median contract rent for renter-occupied units:	658	597
Median age of structure for renter-occupied units:	1,985	1,983
Median number of rooms for owner-occupied units:	7	7
Median number of rooms for renter-occupied units:	4	4

2005-09 ACS

**Simple Tabulations of Housing Characteristics**

**Number and percentage of occupied housing units by structure type**

	Target		Reference	
	Number	Percentage	Number	Percentage
1-unit Detached	13,434	70%	46,134	75%
1-unit Attached	678	4%	1,637	3%
2 to 4 Units	644	3%	2,412	4%
5 to 19 Units	2,449	13%	4,070	7%
20 or More Units	1,723	9%	2,673	4%
Other (mobile home, RV, etc.)	181	1%	4,735	8%
<b>Total</b>	<b>19,109</b>		<b>61,661</b>	

2005-09 ACS

## Housing Supply

### Number and percentage of occupied housing units by bedrooms

	Target		Reference	
	Number	Percentage	Number	Percentage
No bedroom	195	1.07%	231	0.40%
1 bedroom	2,101	11.48%	4,187	7.25%
2 bedrooms	3,334	18.22%	11,897	20.61%
3+ bedrooms	13,479	73.67%	45,346	78.57%
<b>Total</b>	<b>18,296</b>		<b>57,714</b>	

2005-09 ACS

### Number and percentage of owner-occupied housing units by bedrooms

	Target		Reference	
	Number	Percentage	Number	Percentage
No bedroom	24	0.19%	48	0.11%
1 bedroom	65	0.51%	472	1.09%
2 bedrooms	908	7.12%	4,366	10.12%
3+ bedrooms	11,749	92.18%	38,276	88.68%
<b>Total</b>	<b>12,746</b>		<b>43,162</b>	

2005-09 ACS

### Number and percentage of renter-occupied housing units by bedrooms

	Target		Reference	
	Number	Percentage	Number	Percentage
No bedroom	171	3.08%	177	1.22%
1 bedroom	1,964	35.39%	3,444	23.67%
2 bedrooms	2,235	40.27%	6,330	43.50%
3+ bedrooms	1,180	21.26%	4,601	31.62%
<b>Total</b>	<b>5,550</b>		<b>14,552</b>	

2005-09 ACS

## Housing Supply

### Number and percentage of renter-occupied units by contract rent

	Target		Reference	
	Number	Percentage	Number	Percentage
No cash rent	110	1.98%	690	4.74%
\$0-\$499	710	12.79%	4,116	28.28%
\$500-\$599	1,035	18.65%	2,899	19.92%
\$600-\$699	1,686	30.38%	2,917	20.05%
\$700-\$799	967	17.42%	1,777	12.21%
\$800-\$899	347	6.25%	819	5.63%
\$900-\$999	160	2.88%	433	2.98%
\$1000-\$1249	192	3.46%	399	2.74%
\$1250-\$1499	86	1.55%	220	1.51%
\$1500-\$1999	242	4.36%	267	1.83%
\$2000 or More	15	0.27%	15	0.10%
<b>Total</b>	<b>5,550</b>		<b>14,552</b>	

2005-09 ACS

## Housing Supply

<b>Renter-occupied units by contract rent and bedrooms</b>	<b>Bedrooms</b>	<b>Number</b>	<b>Percent</b>
Less Than \$200	None	-	0.00%
Less Than \$200	1	57	2.90%
Less Than \$200	2	65	2.91%
Less Than \$200	3+	-	0.00%
\$200-\$499	None	47	27.49%
\$200-\$499	1	281	14.31%
\$200-\$499	2	92	4.12%
\$200-\$499	3+	7	0.59%
\$500-\$999	None	124	72.51%
\$500-\$999	1	1,575	80.19%
\$500-\$999	2	1,839	82.28%
\$500-\$999	3+	468	39.66%
\$1000 or More	None	-	0.00%
\$1000 or More	1	51	2.60%
\$1000 or More	2	198	8.86%
\$1000 or More	3+	636	53.90%
No Cash Rent	None	-	0.00%
No Cash Rent	1	-	0.00%
No Cash Rent	2	41	1.83%
No Cash Rent	3+	69	5.85%

*2005-09 ACS*

## Housing Supply

<b>Renter-occupied units by contract rent and bedrooms (Reference)</b>	<b>Bedrooms</b>	<b>Number</b>	<b>Percent</b>
Less Than \$200	None	-	0.00%
Less Than \$200	1	97	2.82%
Less Than \$200	2	185	2.92%
Less Than \$200	3+	38	0.83%
\$200-\$499	None	47	26.55%
\$200-\$499	1	936	27.18%
\$200-\$499	2	740	11.69%
\$200-\$499	3+	305	6.63%
\$500-\$999	None	130	73.45%
\$500-\$999	1	2,279	66.17%
\$500-\$999	2	4,751	75.06%
\$500-\$999	3+	2,430	52.81%
\$1000 or More	None	-	0.00%
\$1000 or More	1	86	2.50%
\$1000 or More	2	393	6.21%
\$1000 or More	3+	1,445	31.41%
No Cash Rent	None	-	0.00%
No Cash Rent	1	46	1.34%
No Cash Rent	2	261	4.12%
No Cash Rent	3+	383	8.32%

*2005-09 ACS*

## Housing Supply

### Cross-tabulations of Multiple Characteristics

#### Number of occupied housing units by tenure and household size

	Owner	Pct	Renter	Pct	Total	Pct
1 Person Household	2,113	16.58%	2,536	45.69%	4,649	25.41%
2 Person Household	5,054	39.65%	1,580	28.47%	6,634	36.26%
3 Person Household	2,389	18.74%	656	11.82%	3,045	16.64%
4 Person Household	1,956	15.35%	419	7.55%	2,375	12.98%
5 Person Household	833	6.54%	833	6.54%	1,008	5.51%
6+ Person Household	401	N/A	184	N/A	585	3.20%
<b>Total</b>	<b>12,746</b>	<b>69.67%</b>	<b>5,550</b>	<b>30.33%</b>	<b>N/A</b>	

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#### Number of occupied housing units by tenure and household size (Reference)

	Owner	Pct	Renter	Pct	Total	Pct
1 Person Household	7,484	17.34%	5,260	36.15%	12,744	22.08%
2 Person Household	17,004	39.40%	3,917	26.92%	20,921	36.25%
3 Person Household	7,888	18.28%	2,487	17.09%	10,375	17.98%
4 Person Household	6,825	15.81%	1,779	12.23%	8,604	14.91%
5 Person Household	2,688	6.23%	2,688	6.23%	3,511	6.08%
6+ Person Household	1,273	N/A	286	N/A	1,559	2.70%
<b>Total</b>	<b>43,162</b>	<b>74.79%</b>	<b>14,552</b>	<b>25.21%</b>	<b>N/A</b>	

2005-09 ACS

#### Number of occupied housing units by tenure and year structure built

	Owner	Pct	Renter	Pct	Total	Pct
Built 2000 or later	2,335	18.32%	521	9.39%	2,856	15.61%
Built 1980-1999	4,553	35.72%	3,092	55.71%	7,645	41.79%
Built 1950-1979	5,674	44.52%	1,892	34.09%	7,566	41.35%
Built 1949 or earlier	184	1.44%	45	0.81%	229	1.25%
<b>Total</b>	<b>12,746</b>	<b>69.67%</b>	<b>5,550</b>	<b>30.33%</b>	<b>N/A</b>	

2005-09 ACS

## Housing Supply

### Number of occupied housing units by

tenure and year structure built(Reference)	Owner	Pct	Renter	Pct	Total	Pct
Built 2000 or later	8,979	20.80%	2,097	14.41%	11,076	19.19%
Built 1980-1999	17,130	39.69%	6,345	43.60%	23,475	40.67%
Built 1950-1979	14,665	33.98%	5,104	35.07%	19,769	34.25%
Built 1949 or earlier	2,388	5.53%	1,006	6.91%	3,394	5.88%
<b>Total</b>	<b>43,162</b>	<b>74.79%</b>	<b>14,552</b>	<b>25.21%</b>	<b>N/A</b>	

2005-09 ACS

### Number of occupied housing units by tenure and presence of selected housing conditions\*

	Owner	Pct	Renter	Pct	Total	Pct
None of the selected housing conditions	9,803	76.91%	3,218	57.98%	13,021	0.71%
1 selected conditions	2,866	22.49%	2,270	40.90%	5,136	0.28%
2 selected conditions	77	0.60%	62	1.12%	139	0.01%
3 selected conditions	-	0.00%	-	0.00%	-	0.00%
4 selected conditions	-	0.00%	-	0.00%	-	0.00%
<b>Total</b>	<b>12,746</b>	<b>69.67%</b>	<b>5,550</b>	<b>30.33%</b>	<b>N/A</b>	

\*Selected housing conditions = (1. lacks complete plumbing facilities, 2. lacks complete kitchen facilities, 3. housing costs greater than 30% of household income 4. more than one person per room)

2005-09 ACS

### Number of occupied housing units by tenure and presence of selected housing conditions\* (Reference)

	Owner	Pct	Renter	Pct	Total	Pct
None of the selected housing conditions	33,027	76.52%	8,605	59.13%	41,632	72.14%
1 selected conditions	9,868	22.86%	5,778	39.71%	15,646	27.11%
2 selected conditions	267	0.62%	140	0.96%	407	0.71%
3 selected conditions	-	0.00%	29	0.20%	29	0.05%
4 selected conditions	-	0.00%	-	0.00%	-	0.00%
<b>Total</b>	<b>43,162</b>	<b>74.79%</b>	<b>14,552</b>	<b>25.21%</b>	<b>N/A</b>	

\*Selected housing conditions = (1. lacks complete plumbing facilities, 2. lacks complete kitchen facilities, 3. housing costs greater than 30% of household income 4. more than one person per room)

2005-09 ACS

## Housing Supply

<b>Units Affordable to Households Earning</b>	<b>Owner</b>	<b>Renter</b>
30% HAMFI	No Data	249
50% HAMFI	135	894
80% HAMFI	1,680	3,054
100% HAMFI	2,805	No Data

*2005-09 CHAS*

<b>Units Affordable to Households Earning (Reference)</b>	<b>Owner</b>	<b>Renter</b>
30% HAMFI	No Data	1,155
50% HAMFI	2,725	4,095
80% HAMFI	8,240	7,745
100% HAMFI	12,745	No Data

*2005-09 CHAS*



**CPD Maps**  
Consolidated Plan and Continuum of Care Planning Tool

**Target Report Area Name:** For Hendersonville (CDBG Grantee)  
**Reference Report Area Name:** For Sumner County

**Economic Context**

**Summary Information about Economic Conditions**

	Target	Reference
Total In Civilian Labor Force	25,238	79,656
Civilian employed population 16 years and over	23,400	73,617
Unemployment Rate	7.28	7.58
Average travel time to work	26.61	27.44

*2005-09 ACS*

**Simple Tabulations of Economic Conditions**

**Unemployment by Age Group**

	Target		Reference	
	Number	Rate	Number	Rate
Age 16-24	499	1.98	1,848	2.32
Age 25-65	1,288	5.1	4,063	5.1
Over Age 65	51	0.2	128	0.16
<b>Total</b>	<b>1,838</b>	<b>7.28</b>	<b>6,039</b>	<b>7.58</b>

*2005-09 ACS*

**Occupation**

	Number	Percentage	Median Income
Management, business, and financial occupations	9,251	39.53%	58,337
Farming, fishing and forestry occupations	-	0.00%	
Service occupations	3,058	13.07%	23,938
Sales and office occupations	7,393	31.59%	37,359
Construction, extraction, maintenance, and repair occupations	1,858	7.94%	41,727
Production, transportation, and material moving occupations	1,840	7.86%	44,400
<b>Total</b>	<b>23,400</b>		

*2005-09 ACS*

Economic Context

<b>Occupation (Reference)</b>	<b>Number</b>	<b>Percentage</b>	<b>Median Income</b>
Management, business, and financial occupations	24,127	32.77%	53,160
Farming, fishing and forestry occupations	208	0.28%	17,083
Service occupations	10,141	13.78%	25,787
Sales and office occupations	21,244	28.86%	36,069
Construction, extraction, maintenance, and repair occupations	7,985	10.85%	40,004
Production, transportation, and material moving occupations	9,912	13.46%	36,130
<b>Total</b>	<b>73,617</b>		

2005-09 ACS

<b>Travel Time to Work</b>	<b>Target</b>		<b>Reference</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
Less than 30 minutes	12,388	56.23%	38,076	55.88%
30 to 59 minutes	8,143	36.96%	24,444	35.88%
60 or more minutes	1,500	6.81%	5,615	8.24%
<b>Total</b>	<b>22,031</b>		<b>68,135</b>	

2005-09 ACS

**Educational Attainment**

<b>Educational Attainment</b>	<b>Age 18-24</b>	<b>Age 25-34</b>	<b>Age 35-44</b>	<b>Age 45-64</b>	<b>Age 65+</b>
Less than 9th grade	-	24	49	201	427
9th to 12th grade no diploma	187	269	318	511	586
High school graduate, GED, or alternative	1,681	1,347	1,689	3,525	2,041
Some college, no degree	1,234	1,646	1,850	2,917	1,212
Associate's Degree	166	482	654	924	148
Bachelor's Degree	285	1,724	1,913	2,530	962
Graduate or Professional Degree	14	411	958	1,320	308

2005-09 ACS

Economic Context

<b>Educational Attainment (Reference)</b>	<b>Age 18-24</b>	<b>Age 25-34</b>	<b>Age 35-44</b>	<b>Age 45-64</b>	<b>Age 65+</b>
Less than 9th grade	179	293	616	1,521	2,823
9th to 12th grade no diploma	1,719	1,880	2,069	3,518	2,560
High school graduate, GED, or alternative	4,979	5,889	6,827	14,106	6,328
Some college, no degree	3,641	4,504	5,490	9,142	3,069
Associate's Degree	724	1,803	2,212	2,955	360
Bachelor's Degree	755	3,528	4,475	6,604	1,962
Graduate or Professional Degree	62	745	1,709	3,208	756

2005-09 ACS

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>	
	<b>Target</b>	<b>Reference</b>
Less than high school graduate	20,557	20,115
High school graduate (includes equivalency)	29,623	29,179
Some college or Associate's Degree	37,581	35,944
Bachelor's Degree	49,470	47,898
Graduate or Professional Degree	56,615	55,232

2005-09 ACS

<b>Educational Attainment</b>	<b>In Labor Force -</b>		
	<b>Civilian Employed</b>	<b>In Labor Force - Unemployed</b>	<b>Not In Labor Force</b>
Less than high school graduate	660	68	644
High school graduate (includes equivalency)	4,641	502	1,405
Some college or Associate's degr	6,577	416	1,431
Bachelor's degree or high	7,427	302	1,104

2005-09 ACS

<b>Educational Attainment (Reference)</b>	<b>In Labor Force -</b>		
	<b>Civilian Employed</b>	<b>In Labor Force - Unemployed</b>	<b>Not In Labor Force</b>
Less than high school graduate	5,266	574	4,057
High school graduate (includes equivalency)	18,913	1,501	6,395
Some college or Associate's degr	19,914	1,369	4,699
Bachelor's degree or high	17,106	619	2,489

2005-09 ACS

Economic Context

**Business Activity**

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers (%)</b>	<b>Share of Jobs (%)</b>	<b>Jobs Less Workers (%)</b>
Agriculture, Mining, Oil and Gas Extraction					
Arts, Entertainment, Accommodations					
Construction					
Education and Health Care Services					
Finance, Insurance, and Real Estate					
Information					
Manufacturing					
Other Services [except Public Administration]					
Professional, Scientific, Management Services					
Public Administration					
Retail Trade					
Transportation and Warehousing					
Wholesale Trade					
<b>Total</b>		-	-		

Economic Context

<b>Business by Sector (Reference)</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers (%)</b>	<b>Share of Jobs (%)</b>	<b>Jobs Less Workers (%)</b>
Agriculture, Mining, Oil and Gas Extraction	N/A	N/A	N/A	N/A	N/A
Arts, Entertainment, Accommodations	N/A	N/A	N/A	N/A	N/A
Construction	N/A	N/A	N/A	N/A	N/A
Education and Health Care Services	N/A	N/A	N/A	N/A	N/A
Finance, Insurance, and Real Estate	N/A	N/A	N/A	N/A	N/A
Information	N/A	N/A	N/A	N/A	N/A
Manufacturing	N/A	N/A	N/A	N/A	N/A
Other Services [except Public Administration]	N/A	N/A	N/A	N/A	N/A
Professional, Scientific, Management Services	N/A	N/A	N/A	N/A	N/A
Public Administration	N/A	N/A	N/A	N/A	N/A
Retail Trade	N/A	N/A	N/A	N/A	N/A
Transportation and Warehousing	N/A	N/A	N/A	N/A	N/A
Wholesale Trade	N/A	N/A	N/A	N/A	N/A
<b>Total</b>	-	-			

Geographies



**CPD Maps**

**Consolidated Plan and Continuum of Care Planning Tool**

**Target Report Area Name:**

**For Hendersonville (CDBG Grantee)**

**Reference Report Area Name:**

**For Sumner County**

**Target Geographies**

**Reference Geographies**

Hendersonville

Sumner

Housing Problems Output for -All Households

Name of Jurisdiction: Hendersonville city, Tennessee		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
<b>1. Household Income &lt;=50% MFI</b>	460	530	113	345	1,448	455	274	18	165	912	2,360
<b>2. Household Income &lt;=30% MFI</b>	280	285	29	135	729	160	104	18	100	382	1,111
3. % with any housing problems	60.7	84.2	100	81.5	75.3	68.8	66.3	77.8	80	71.5	74
4. % Cost Burden >30%	60.7	84.2	100	81.5	75.3	68.8	66.3	77.8	80	71.5	74
5. % Cost Burden >50%	57.1	78.9	100	74.1	70.5	37.5	66.3	77.8	80	58.4	66.3
<b>6. Household Income &gt;30% to &lt;=50% MFI</b>	180	245	84	210	719	295	170	0	65	530	1,249
7. % with any housing problems	66.7	83.7	100	100	86.1	33.9	73.5	N/A	61.5	50	70.8
8. % Cost Burden >30%	66.7	79.6	82.1	100	82.6	33.9	73.5	N/A	61.5	50	68.8
9. % Cost Burden >50%	55.6	24.5	4.8	40.5	34.6	11.9	61.8	N/A	38.5	31.1	33.1
<b>10. Household Income &gt;50 to &lt;=80% MFI</b>	94	510	75	505	1,184	625	610	139	185	1,559	2,743
11. % with any housing problems	68.1	40.2	73.3	51.5	49.3	24.8	51.6	64	56.8	42.6	45.5
12.% Cost Burden >30%	68.1	32.4	46.7	51.5	44.3	24.8	51.6	61.2	56.8	42.3	43.2
13. % Cost Burden >50%	4.3	0	0	5.9	2.9	9.6	10.7	7.2	8.1	9.6	6.7
<b>14. Household Income &gt;80% MFI</b>	174	885	145	725	1,929	1,195	5,870	790	935	8,790	10,719
15. % with any housing problems	28.2	4.5	20.7	5.5	8.2	5.4	9.1	18.4	20.3	10.6	10.2
16.% Cost Burden >30%	22.4	1.1	0	2.1	3.3	4.6	8.6	12	18.7	9.4	8.3
17. % Cost Burden >50%	8	1.1	0	0	1.2	0.8	1.9	0	4.3	1.8	1.7
<b>18. Total Households</b>	728	1,925	333	1,575	4,561	2,275	6,754	947	1,285	11,261	15,822
19. % with any housing problems	55.4	35.8	59.5	39.4	41.9	18.9	15.5	26.2	32.3	19	25.6
20. % Cost Burden >30	54	31.7	39.9	37.8	38	18.5	15	20.5	31.1	18	23.8
21. % Cost Burden >50	38.2	15.3	9.9	13.7	18	7.3	5.2	2.5	12.5	6.2	9.6



## HUD's 2011 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

*Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) in the 2011 application for CoC Homeless Assistance Programs. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's two guides to Counting Sheltered and Unsheltered Homeless People at [http://www.hudhre.info/documents/counting\\_unsheltered.pdf](http://www.hudhre.info/documents/counting_unsheltered.pdf)).*

*HUD has not independently verified the information. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.*

### State Name: Tennessee

#### Summary by household type reported, aggregated to the state level:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Households with only Individuals	2,319	1,913	2,196	6,428
Households with Adults and Children	216	323	371	910
<b>Total Households</b>	<b>2,535</b>	<b>2,236</b>	<b>2,567</b>	<b>7,338</b>

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Persons in Households with only Individuals	2,322	1,916	2,237	6,475
Persons in Households with Adults and Children	685	992	961	2,638
<b>Total Homeless Persons in Households</b>	<b>3,007</b>	<b>2,908</b>	<b>3,198</b>	<b>9,113</b>

#### Summary of homeless persons by subpopulations reported, aggregated to the state level:

	Sheltered	Unsheltered	Total
Chronically Homeless	828	833	1,661
Severely Mentally Ill	1,233	189	1,422
Chronic Substance Abuse	2,085	259	2,344
Veterans	732	233	965
Persons with HIV/AIDS	102	5	107
Victims of Domestic Violence	543	27	570
Unaccompanied Youth (Under 18)	10	27	37



## HUD's 2011 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

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*HUD has not independently verified the information. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.*

**CoC Number: TN-503**

**CoC Name: Central Tennessee CoC**

**Point-in Time Date: 1/26/2011**

### Summary by household type reported:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Households with only Individuals	58	122	19	199
Households with Adults and Children	7	2	0	9
<b>Total Households</b>	<b>65</b>	<b>124</b>	<b>19</b>	<b>208</b>

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Persons in Households with only Individuals	58	122	19	199
Persons in Households with Adults and Children	27	6	0	33
<b>Total Homeless Persons in Households</b>	<b>85</b>	<b>128</b>	<b>19</b>	<b>232</b>

### Summary of homeless persons by subpopulations reported:

	Sheltered	Unsheltered	Total
Chronically Homeless	27	4	31
Severely Mentally Ill	24	4	28
Chronic Substance Abuse	64	11	75
Veterans	30	3	33
Persons with HIV/AIDS	0	0	0
Victims of Domestic Violence	45	4	49
Unaccompanied Youth (Under 18)	0	0	0



## HUD's 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report

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**CoC Number: TN-503**

**CoC Name: Central Tennessee CoC**

### Summary of all beds reported by Continuum of Care:

	Family Units	Family Beds	Indiv. Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher
Emergency, Safe Haven and Transitional Housing	25	85	260	345	0	29
Emergency Shelter	18	55	139	194	0	29
Transitional Housing	7	30	121	151	n/a	n/a
Permanent Supportive Housing*	12	48	76	124	n/a	n/a
<b>Grand Total</b>	<b>37</b>	<b>133</b>	<b>336</b>	<b>469</b>	<b>0</b>	<b>29</b>

### CoC beds reported by Program Type:

#### Emergency Shelter for Families

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Good Neighbor Mission	Good Neighbor Mission	6	22	0	22	0	0
Lobelville Shelter	Lobelville Shelter	0	0	0	0	0	2
<b>Total</b>		<b>6</b>	<b>22</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>2</b>

\*HUD's point-in-time count does not include persons or beds in permanent supportive housing as currently homeless.



## HUD's 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report

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### Emergency Shelter for Mixed Populations

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Bridges DV	Bridges DV	1	4	12	16	0	0
Haven of Hope	Haven of Hope	2	2	6	8	0	0
Hope House Against DV	Hope House Against DV	0	0	9	9	0	0
Room at the Inn	Room at the Inn	0	0	0	0	0	16
Salvation Army	Salvation Army Shelter	4	6	42	48	0	0
The Cross Shelter	The Cross Shelter	1	6	16	22	0	0
The Shelter	The Shelter	3	3	4	7	0	0
The Shephard's House	The Shephard's House	0	0	15	15	0	0
Urban Ministries	Safe House	1	12	4	16	0	0
Women Are Safe	Women Are Safe	0	0	15	15	0	0
<b>Total</b>		<b>12</b>	<b>33</b>	<b>123</b>	<b>156</b>	<b>0</b>	<b>16</b>

### Emergency Shelter for Single Individuals

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Buffalo Valley Inc.	4th Street Shelter	0	0	12	12	0	0
Discipleship House	Discipleship House	0	0	0	0	0	6
Emergency Shelter	ES Maury County	0	0	0	0	0	5
Place of Hope	Place of Hope	0	0	4	4	0	0
<b>Total</b>		<b>0</b>	<b>0</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>11</b>

\*HUD's point-in-time count does not include persons or beds in permanent supportive housing as currently homeless.



## HUD's 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report

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### Transitional Housing for Families

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Buffalo Valley Inc.	HNMB	1	6	0	6	n/a	n/a
<b>Total</b>		<b>1</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>n/a</b>	<b>n/a</b>

### Transitional Housing for Mixed Populations

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Buffalo Valley Inc.	HNMTSS	1	6	5	11	n/a	n/a
Hope House Against DV	Hope House Against DV	4	14	0	14	n/a	n/a
Life Center	Life Center	1	4	12	16	n/a	n/a
<b>Total</b>		<b>6</b>	<b>24</b>	<b>17</b>	<b>41</b>	<b>n/a</b>	<b>n/a</b>

### Transitional Housing for Single Individuals

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Buffalo Valley Inc.	Patriot Place	0	0	18	18	n/a	n/a
Buffalo Valley Inc.	669 4th Street	0	0	5	5	n/a	n/a
Buffalo Valley Inc.	Patriot Place	0	0	6	6	n/a	n/a
Buffalo Valley Inc.	HNMC	0	0	12	12	n/a	n/a
Buffalo Valley Inc.	HNMB	0	0	10	10	n/a	n/a
Buffalo Valley Inc.	HNMA	0	0	30	30	n/a	n/a
Centerstone	Jackson Hall	0	0	10	10	n/a	n/a
GFCOA	GRCAO	0	0	13	13	n/a	n/a
<b>Total</b>		<b>0</b>	<b>0</b>	<b>104</b>	<b>104</b>	<b>n/a</b>	<b>n/a</b>

\*HUD's point-in-time count does not include persons or beds in permanent supportive housing as currently homeless.



## HUD's 2011 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report

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### Permanent Supportive Housing for Families

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Buffalo Valley Inc.	HNM Permanent MC	2	6	0	6	n/a	n/a
<b>Total</b>		<b>2</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>n/a</b>	<b>n/a</b>

### Permanent Supportive Housing for Mixed Populations

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Buffalo Valley Inc.	HNM Permanent Original	3	18	6	24	n/a	n/a
Buffalo Valley Inc.	HNM Permanent SC	4	12	24	36	n/a	n/a
Buffalo Valley Inc.	HNM Permanent MC	3	12	18	30	n/a	n/a
<b>Total</b>		<b>10</b>	<b>42</b>	<b>48</b>	<b>90</b>	<b>n/a</b>	<b>n/a</b>

### Permanent Supportive Housing for Single Individuals

Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow / Voucher
Buffalo Valley Inc.	Cumberland	0	0	2	2	n/a	n/a
Centerstone	Marshal Place	0	0	4	4	n/a	n/a
City of Clarksville	Mental Health	0	0	15	15	n/a	n/a
Marshall County Gov.	Centerstone	0	0	3	3	n/a	n/a
Robertson County Gov.	Centerstone	0	0	4	4	n/a	n/a
<b>Total</b>		<b>0</b>	<b>0</b>	<b>28</b>	<b>28</b>	<b>n/a</b>	<b>n/a</b>

\*HUD's point-in-time count does not include persons or beds in permanent supportive housing as currently homeless.

**Table 1A Version 1  
Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	139	0	0
	Transitional Housing	121	0	0
	Permanent Supportive Housing	76	0	0
	Total	336	0	0
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	55	0	0
	Transitional Housing	30	0	0
	Permanent Supportive Housing	48	0	0
	Total	133	0	0

**Continuum of Care: Homeless Population and Subpopulations Chart**

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
Number of Families with Children (Family Households):	7	2	0	9
1. Number of Persons in Families with Children	27	6	0	33
2. Number of Single Individuals and Persons in Households without children	58	122	19	199
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	<b>85</b>	<b>28</b>	<b>19</b>	<b>232</b>
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
a. Chronically Homeless	27		4	31
b. Seriously Mentally Ill	24			
c. Chronic Substance Abuse	64			
d. Veterans	30			
e. Persons with HIV/AIDS	0			
f. Victims of Domestic Violence	45			
g. Unaccompanied Youth (Under 18)	0			

## Optional Continuum of Care Homeless Housing Activity Chart:

Fundamental Components in CoC System - Housing Inventory Chart											
<i>EMERGENCY SHELTER</i>											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow/Voucher
<b>Current Inventory</b>											
				SUBTOTAL							
<b>Under Development</b>											
				SUBTOTAL							
<i>TRANSITIONAL HOUSING</i>											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow/Voucher
<b>Current Inventory</b>											
				SUBTOTAL							
<b>Under Development</b>											
				SUBTOTAL							
<i>PERMANENT SUPPORTIVE HOUSING</i>											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow/Voucher
<b>Current Inventory</b>											
				SUBTOTAL							
<b>Under Development</b>											
				SUBTOTAL							

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## Optional Continuum of Care Homeless Housing Activity Chart Instructions

### Column Name

**Provider Name:** Self-explanatory.

**Facility Name:** Self-explanatory.

**HMIS:** Enter one of the following three codes for each project concerning its participation in the Continuum of Care's HMIS.

C=Currently entering client data into the HMIS; P-Month/year (P-4/04) = Planned month/year that the program will begin entering client data into the HMIS; and N=the program currently does not plan to participate in the HMIS.

**Geo Code:** Indicate the Geographic Area Code (Geo Code) for the project. Where there is only one geographic code for the Continuum, check the box and indicate that code in the first project only. If the project is located in multiple jurisdictions, select the jurisdiction where the majority of the provider's inventory is located.

**Target Population A:** Select the code that best represents your project: **SM**= only Single Males (18 years and older); **SF**= only Single Females (18 years and older); **SMF**= only Single Males and Females (18 years and older with no children); **FC**= only Families with Children; **YM**= only unaccompanied Young Males (under 18 years); **YF**= only unaccompanied Young Females (under 18 years); **YMF**= only unaccompanied Young Males and Females (under 18 years); **M**= mixed populations. Only one code should be used per facility. If more than one group is served use the **M**=mixed populations code

**Target Population B:** Indicate whether the project serves these additional characteristics: **DV**= only Domestic Violence victims; **VET**= only Veterans, and **AIDS**= only persons with HIV/AIDS.

### 2004 Year-Round Units/Beds:

**Family Units:** Enter the number of units that the project set-aside for serving families.

**Family Beds:** Enter the number of beds that are contained in family units.

**Individual Beds:** Enter the number of beds serving individuals.

### 2004 All Beds (Emergency Shelters Only)

Emergency shelters are usually structures with year-round beds, but there are structures with seasonal beds that are made available to homeless persons during particularly high-demand seasons of the year, usually wintertime. In addition, projects may have overflow capacity that includes cots or mats in addition to permanent bed capacity that is not ordinarily available but can be marshaled when demand is especially great, for example, on the coldest nights of the year. Vouchers are to be identified under overflow beds. The total number of year-round, seasonal and overflow beds would provide a point-in-time snapshot of the housing inventory for homeless people at its highest point in the year.

**Year-Round Beds:** The number of family beds in (column "Family Beds") **plus** the number of beds for individuals (column "Individual Beds").

**Seasonal Beds:** The number of beds made available to individuals and families on a seasonal basis.

**Overflow Beds:** The number of beds, mats or spaces or vouchers that are made available on a very temporary basis.

**Current Inventory:** List all facilities and voucher programs that are currently operating.

**Under Development:** List all the projects that are fully funded but are not yet serving homeless people.

## **Optional Continuum of Care Homeless Service Activity Chart:**

Using the format below, describe the fundamental service components of your Continuum of Care system currently in place, and any additional services being planned.

<b>Fundamental Components in Continuum of Care System -- Service Activity Chart</b>
<p><u>Component:</u> <b><i>Prevention</i></b></p> <p><u>Services in place:</u> Please arrange by category (e.g., rental/mortgage assistance), being sure to identify the service provider.</p> <p><u>Services planned:</u></p> <p><u>How persons access/receive assistance:</u></p>
<p><u>Component:</u> <b><i>Outreach</i></b></p> <p><u>Outreach in place:</u> (1) Please describe the outreach activities for homeless persons who are living on the streets in your Continuum of Care area and how they are connected to services and housing.</p> <p>(2) Describe the outreach activities that occur for other homeless persons.</p> <p><u>Outreach planned:</u> Describe any planned outreach activities for (1) persons living on the streets; and (2) for other homeless persons.</p>
<p><u>Component:</u> <b><i>Supportive Services</i></b></p> <p><u>Services in place:</u> Please describe how each of the following services are provided in your community (as applicable): case management, life skills, alcohol and drug abuse treatment, mental health treatment, AIDS-related treatment, education, employment assistance, child care, transportation, and other.</p> <p><u>Services planned:</u></p> <p><u>How homeless persons access/receive assistance:</u></p>

**Table 1B**  
**Special Needs (Non-Homeless) Populations**

<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level High, Medium, Low, No Such Need</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Multi- Year Goals</b>	<b>Annual Goals</b>
Elderly	High	2,864			
Frail Elderly	High	1,768			
Severe Mental Illness	Medium	365			
Developmentally Disabled	Medium	365			
Physically Disabled	High	548			
Persons w/ Alcohol/Other Drug Addictions	Medium	274			
Persons w/HIV/AIDS	Low	183			
Victims of Domestic Violence	Medium	549			
Other					
<b>TOTAL</b>		6,916			

**Table 1C Summary of Specific Objectives**

**Grantee Name: Hendersonville**

<b>Decent Housing with Purpose of New or Improved Availability/Accessibility (DH-1)</b>								
<b>Specific Objective</b>		<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>	
<b>DH 1.1</b>			2010				%	
			2011				%	
			2012				%	
			2013				%	
			2014				%	
			<b>MULTI-YEAR GOAL</b>					
<b>Decent Housing with Purpose of New or Improved Affordability (DH-2)</b>								
<b>DH 2.1</b>			2010				%	
			2011				%	
			2012				%	
			2013				%	
			2014				%	
			<b>MULTI-YEAR GOAL</b>					
<b>Decent Housing with Purpose of New or Improved Sustainability (DH-3)</b>								
<b>DH 3.1</b>			2010				%	
			2011				%	
			2012				%	
			2013				%	
			2014				%	
			<b>MULTI-YEAR GOAL</b>					
<b>Suitable Living Environment with Purpose of New or Improved Availability/Accessibility (SL-1)</b>								
<b>SL 1.1</b>	<b>Objective 1: Invest in increasing the accessibility of Public Facilities and Improvements.</b>		2012	Facilities	1		%	
			2013				1	%
			2014				1	%
			2015				1	%
			2016				1	%
			<b>MULTI-YEAR GOAL</b>				5	
<b>Suitable Living Environment with Purpose of New or Improved Affordability (SL-2)</b>								
<b>SL 2.1</b>			2010				%	
			2011				%	
			2012				%	
			2013				%	
			2014				%	
			<b>MULTI-YEAR GOAL</b>					
<b>Suitable Living Environment with Purpose of New or Improved Sustainability (SL-3)</b>								
<b>SL 3.1</b>			2010				%	
			2011				%	
			2012				%	
			2013				%	
			2014				%	
			<b>MULTI-YEAR GOAL</b>					



**Table 1C Summary of Specific Objectives**

**Grantee Name:**

<b>Economic Opportunity with Purpose of New or Improved Availability/Accessibility (EO-1)</b>								
<b>Specific Objective</b>		<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>	
<b>EO 1.1</b>			2005				%	
			2006				%	
			2007				%	
			2008				%	
			2009				%	
			<b>MULTI-YEAR GOAL</b>					
<b>Economic Opportunity with Purpose of New or Improved Affordability (EO-2)</b>								
<b>EO 2.1</b>			2005				%	
			2006				%	
			2007				%	
			2008				%	
			2009				%	
			<b>MULTI-YEAR GOAL</b>					
<b>Economic Opportunity with Purpose of New or Improved Sustainability (EO-3)</b>								
<b>EO 3.1</b>			2005				%	
			2006				%	
			2007				%	
			2008				%	
			2009				%	
			<b>MULTI-YEAR GOAL</b>					
<b>Neighborhood Revitalization (NR-1)</b>								
<b>NR 1.1</b>			2005				%	
			2006				%	
			2007				%	
			2008				%	
			2009				%	
			<b>MULTI-YEAR GOAL</b>					
<b>Other (O-1)</b>								
<b>O 1.1</b>	Objective 2: Conduct an assessment of the Barriers to Affordable Housing.		2012	Admin/Planning	1		%	
			2013				0	%
			2014				0	%
			2015				0	%
			2016				0	%
			<b>MULTI-YEAR GOAL</b>				1	
<b>Other (O-2)</b>								
<b>O 2.1</b>	Conduct an assessment of the Homeless and Special Needs Population Housing and Social Service Needs.		2012	Admin/Planning	0		%	
			2013				1	%
			2014				0	%
			2015				0	%
			2016				0	%
			<b>MULTI-YEAR GOAL</b>				1	

**Table 2A**  
**Priority Housing Needs/Investment Plan Table**  
**Hendersonville**

<b>PRIORITY HOUSING NEEDS (households)</b>		<b>Priority</b>		<b>Unmet Need</b>
<b>Renter</b>	Small Related	0-30%	285	
		31-50%	245	
		51-80%	510	
	Large Related	0-30%	29	
		31-50%	84	
		51-80%	75	
	Elderly	0-30%	280	
		31-50%	180	
		51-80%	94	
	All Other	0-30%	345	
		31-50%	210	
		51-80%	505	
<b>Owner</b>	Small Related	0-30%	104	
		31-50%	170	
		51-80%	610	
	Large Related	0-30%	18	
		31-50%	0	
		51-80%	139	
	Elderly	0-30%	160	
		31-50%	295	
		51-80%	625	
	All Other	0-30%	100	
		31-50%	65	
		51-80%	185	
<b>Non-Homeless Special Needs</b>	Elderly	0-80%		
	Frail Elderly	0-80%		
	Severe Mental Illness	0-80%		
	Physical Disability	0-80%		
	Developmental Disability	0-80%		
	Alcohol/Drug Abuse	0-80%		
	HIV/AIDS	0-80%		
Victims of Domestic Violence	0-80%			

**Table 2A**  
**Priority Housing Needs/Investment Plan Goals**

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>Renters</b>						
0 - 30 of MFI						
31 - 50% of MFI						
51 - 80% of MFI						
<b>Owners</b>						
0 - 30 of MFI						
31 - 50 of MFI						
51 - 80% of MFI						
<b>Homeless*</b>						
Individuals						
Families						
<b>Non-Homeless Special Needs</b>						
Elderly						
Frail Elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
<b>Total</b>						
<b>Total Section 215</b>						
215 Renter						
215 Owner						

\* Homeless individuals and families assisted with transitional and permanent housing

**Table 2A**  
**Priority Housing Activities**

<b>Priority Need</b>	<b>5-Yr. Goal Plan/Act</b>	<b>Yr. 1 Goal Plan/Act</b>	<b>Yr. 2 Goal Plan/Act</b>	<b>Yr. 3 Goal Plan/Act</b>	<b>Yr. 4 Goal Plan/Act</b>	<b>Yr. 5 Goal Plan/Act</b>
<b>CDBG</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
<b>HOME</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
<b>HOPWA</b>						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
<b>Other</b>						

**Table 2B**  
**Priority Community Development Needs**

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property						
Disposition						
Clearance and Demolition						
Clearance of Contaminated Sites						
Code Enforcement						
Public Facility (General)	HIGH					
Senior Centers	HIGH					
Handicapped Centers						
Homeless Facilities						
Youth Centers						
Neighborhood Facilities						
Child Care Centers						
Health Facilities						
Mental Health Facilities						
Parks and/or Recreation Facilities						
Parking Facilities						
Tree Planting						
Fire Stations/Equipment						
Abused/Neglected Children Facilities						
Asbestos Removal						
Non-Residential Historic Preservation						
Other Public Facility Needs						
Infrastructure (General)	HIGH		163,900	5	1/	
Water/Sewer Improvements	HIGH					
Street Improvements	HIGH					
Sidewalks	HIGH					
Solid Waste Disposal Improvements						
Flood Drainage Improvements	HIGH					
Other Infrastructure						
Public Services (General)						
Senior Services						
Handicapped Services						
Legal Services						
Youth Services						
Child Care Services						
Transportation Services						
Substance Abuse Services						
Employment/Training Services						
Health Services						
Lead Hazard Screening						
Crime Awareness						
Fair Housing Activities						
Tenant Landlord Counseling						
Other Services						
Economic Development (General)						
C/I Land Acquisition/Disposition						
C/I Infrastructure Development						
C/I Building Acq/Const/Rehab						
Other C/I						
ED Assistance to For-Profit						
ED Technical Assistance						
Micro-enterprise Assistance						
Other						
Transit Oriented Development						
Urban Agriculture						

**Transition Table 2C**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 2A/2B Continuation Sheet)**  
**Hendersonville**

<b>Obj #</b>	<b>Specific Objectives</b>	<b>Sources of Funds</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Outcome/Objective*</b>
	<b>Rental Housing</b>					
	<b>Owner Housing</b>					
	<b>Community Development</b>					
	<b>Infrastructure</b>					
	<b>Public Facilities</b>					
1	Objective 1: Invest in increasing the accessibility of Public Facilities and Improvements.	CDBG	SL-1	5		
	<b>Public Services</b>					
	<b>Economic Development</b>					
	<b>Neighborhood Revitalization/Other</b>					

**\*Outcome/Objective Codes**

	<b>Availability/Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3

<b>Economic Opportunity</b>	EO-1	EO-2	EO-3
-----------------------------	------	------	------

**Table 3A  
Summary of Specific Annual Objectives  
Hendersonville**

<b>Obj #</b>	<b>Specific Objectives</b>	<b>Sources of Funds</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Outcome/Objective*</b>
	<b>Rental Housing Objectives</b>					
	<b>Owner Housing Objectives</b>					
	<b>Homeless Objectives</b>					
	<b>Special Needs Objectives</b>					
	<b>Community Development Objectives</b>					
	<b>Public improvements include activities such as streets, sidewalks, curbs and gutters, water and sewer lines, flood and drainage improvements, and rehabilitation of the Senior Citizen Center.</b>	CDBG	Public Facilities; Households			SL-1
	<b>Infrastructure Objectives</b>					
	<b>Public Facilities Objectives</b>					
	<b>Public Services Objectives</b>					
	<b>Economic Development Objectives</b>					
	<b>Other Objectives</b>					

**\*Outcome/Objective Codes**

	<b>Availability/Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

**Table 3B**  
**ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: Hendersonville Program Year: 2012	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

**Table 3B  
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

\* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Hendersonville

**Priority Need**  
HIGH

**Project Title**  
Public Facilities

**Description**

Objective 1: Invest in increasing the accessibility of Public Facilities and Improvements. Public improvements include activities such as streets, sidewalks, curbs and gutters, water and sewer lines, flood and drainage improvements, and rehabilitation of the Senior Citizen Center. The National Objectives that will be met may include low and moderate income area benefit, limited clientele, and spot blight.

**Objective category:**  Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**  Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

City of Hendersonville (Target Areas TBD)

Objective Number 1	Project ID 1
HUD Matrix Code	CDBG Citation
Type of Recipient EN	CDBG National Objective LMA, LMC, SB
Start Date (mm/dd/yyyy) 7/01/2012	Completion Date (mm/dd/yyyy) 6/30/2013
Performance Indicator Public Facilities	Annual Units 1
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$163,900
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$163,900

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Hendersonville

**Priority Need**  
HIGH

**Project Title**  
Administration/Planning

**Description**

Objective 2: Conduct an assessment of the Barriers to Affordable Housing.  
As the City of Hendersonville embarks on the first year of the Consolidated Plan it will work to assess the various Barriers to Affordable Housing by surveying local social service and affordable housing partners to identify the gaps to meet the affordable housing needs of residents. This assessment will be completed in conjunction with Analysis of Impediments to Fair Housing.  
Objective 3: Conduct an assessment of the Homeless and Special Needs Population Housing and Social Service Needs.  
The Assessment would include the identification of the existing inventory of homeless housing and service providers, an estimate of the number of homeless persons and subpopulations to the extent possible, linkages between housing and services, and gaps in the system.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area**  
City of Hendersonville

Objective Number 2 & 3	Project ID 2
HUD Matrix Code	CDBG Citation
Type of Recipient EN	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/01/2012	Completion Date (mm/dd/yyyy) 6/30/2013
Performance Indicator N/A	Annual Units
Local ID 2	Units Upon Completion

**Funding Sources:**

CDBG	\$40,975
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$40,975

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Public Hearing Comments March 15<sup>th</sup>, 2012 (12 attendees)**

**Public Hearing Comments May 3<sup>rd</sup>, 2012 (1 attendees)**

**City Hall, 101 Maple Drive North Hendersonville, TN 37075**

- Can program go away? Yes. Program is controlled and funded by Congress.
- Can planning/administration funds be used for engineering studies? If it is for a plan only, then yes. If it is a soft cost of an actual funded project, then it can be tied to the project itself.
- Statement on drainage problems on Maple Drive affecting properties. Also, the traffic on Maple Drive has increased and there are no sidewalks. City needs to improve new areas but also needs to focus on older areas.
- What is a quantifiable increase for Public Services? If you fund a specific program, the program has to be able to increase services/residents served. They can't use the funds to pay for existing services.
- What is the process timeline? The Plan goes is sent to HUD for approval. Feasible projects need to be identified but not specific locations by May 15. Also, HUD allows for some carryover between program years.
- Can the funding be used for a tornado siren? Would this be allowed and could it go anywhere in the city? Sirens for emergency safety are generally eligible as a Public Facility.
- Where does the City get the funding for the consultant fees? This is covered through planning/admin portion of the CDBG funds.
- Can money be taken back if used for ineligible project? Yes, one of the reasons for the consolidated plan is to identify eligible projects on the front end and secure HUD approval of the plan.
- Can the money be used for public safety in regards to technology? Yes depending on how it is structured.
- Can multiple projects be included in annual plan? Yes.
- How are areas defined? The data comes from the Census Bureau to define the areas. They are shown as block groups because this is the smallest area of geography for which the Census provides income data. Other areas can be targeted if a house to house survey is done.
- Could the money be used for a band shell or other community project? Yes. The area has to be defined and case has to be made on the front end in regards to the people served.
- Is it feasible to do something that benefits the entire community, such as tornado sirens? Yes.
- Drainage projects in the Southburn area, impacted by flooding should be considered along with a tornado siren.
- What is the process for evaluation the Plan? Yes, it is evaluated each year through the end of the year report, the CAPER, as well as evaluated when the Action Plan is being created.
- When will the assessment of Housing and Social Needs begin? The City will begin to work on the structure for the assessment when the program year starts.

**NOTICE OF PUBLIC HEARING regarding the first Five Year Consolidated Plan for Housing and Community Development for Hendersonville, TN**

A Public Hearing will occur Thursday, May 3, 2012 at 6:30 p.m. at Hendersonville City Hall, 101 Maple Drive North, Hendersonville, TN, regarding a Five Year Consolidated Plan for housing and community development for the period July 1, 2012 to June 30, 2017 and the first year action plan covering the period July 1, 2012 to June 30, 2013. The City of Hendersonville has been designated by the U.S. Department of Housing and Urban Development as a new entitlement jurisdiction, which enables it to participate in HUD's Community Development Block Grant program. The Consolidated Plan is a requirement for the City of Hendersonville to receive funds through that program.

The Consolidated Plan is a comprehensive planning document on housing and community development that includes an analysis of the current housing market, an assessment of the affordable and fair housing and community development needs, strategies and goals for meeting the needs identified, and an annual action plan for utilizing CDBG funds allocated to the City of Hendersonville. As required, the Plan identifies specific strategies to address affordable housing in general, non-housing community development, housing homeless persons, and supportive housing for persons with special needs. The annual action plan is anticipated to include specific funding amounts for programs implementing those activities.

Written comments may be directed to CDBG Plan, c/o Planning Department, 101 Maple Drive North, Hendersonville, TN 37075.



Insertion Date: Hendersonville Star News - April 18, 2012

TN-0101542735

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## News and Announcements

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### Notice of public comment period for the draft Consolidated Plan

The City of Hendersonville is eligible to receive Community Development Block Grant Funds from the U.S. Department of Housing and Urban Development (HUD). As part of this process, a Consolidated Plan must be developed and approved by HUD. The public has 30 days to comment on this Plan and may view the plan [at](#) the Planning Department. A public hearing on this Plan will be held May 3 at City Hall. Comments can be submitted to the Planning Department .

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### Notice of Special Board of Mayor and Alderman Meeting

There will be a special Board of Mayor and Alderman meeting on Tuesday, March 6, 2012, at 7:30 p.m., local time, in the Main Meeting Room at Hendersonville City Hall, 101 Maple Drive North, Hendersonville, Tennessee. For more information click [here](#).

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Notice of Special Meeting of The Ad Hoc Committee of the Industrial Development Board of the City of Hendersonville, Tennessee

The Ad Hoc Committee of the Industrial Development Board of The City Of Hendersonville, Tennessee (the "Committee") will meet in public session at 9:00 a.m., local time, on Wednesday, February 29, 2012, at the offices of the Bone McAllester Norton, PLLC, 131 Saundersville Road, Suite 130, Hendersonville, Tennessee 37075, for the purpose of transacting all business which may properly come before the Committee, including matters related to the Indian Lake Village Economic Development Plan Area and related tax incentive financing.

Additional information concerning the above maybe obtained from, and written comments should be addressed to the Board in care of: Joanna Blauw, Hendersonville City Hall, 101 Maple Drive North, Hendersonville, Tennessee 37075.

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### Kids Kingdom Featured in Catalog

The Kids Kingdom renovation and equipment are now a part of the equipment manufacturer's annual catalog. Featured in *Little Tikes Commercial 2012 New Product & Design Guide*, two different pieces of equipment are shown under separate categories for the toy giant. Check it out [here](#).

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### Garbage Pickup Schedule for Remaining 2012 Holidays

Garbage service will be delayed one day due to the following Holidays:

- Memorial Day - Monday, May 28, 2012 - No pickup service that Monday:
  - Regular Monday/Thursday pickup will be Tuesday/Friday and regular Tuesday/Friday pickup will be Wednesday/Saturday.
- Independence Day - Wednesday, July 4, 2012 - No pickup service that Wednesday:
  - Regular Thursday Service will be on Friday and regular Friday service will be Saturday.
- Labor Day - Monday, September 3, 2012 - No pickup service that Monday:
  - Regular Monday/Thursday pickup will be Tuesday/Friday and regular Tuesday/Friday pickup will be Wednesday/Saturday.
- Thanksgiving Day - Thursday, November 22, 2012 - No pickup service that Thursday:
  - Regular Thursday pickup will be Friday and regular Friday pickup will be Saturday.
- Christmas Day - Tuesday, December 25, 2012 - No pickup service that Monday:

# Citizens can weigh in on housing grant fund use

By Will Daugherty  
Hendersonville Star News

Hendersonville will hold a public meeting Thursday, March 15 at 6:30 p.m. to gain input from citizens on how to spend Community Development Block Grant funds.

The city will soon begin receiving approximately \$200,000 annually in Community Development Block Grants from the

U.S. Department of Housing and Urban Development, according to Planning Director Fred Rogers.

Community Development Block Grants are federal funds provided annually to entitled cities and counties to "develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and

moderate-income persons," according to the U.S. Department of HUD.

Rogers said Hendersonville became eligible to begin receiving these grants once its population reached 50,000, per 2010 census data.

Examples of how the funds could be implemented would include infrastructure improvements, such as drainage improvements, paving projects

and improving streets (streets that might be narrow, or might not have storm sewers, curbs, gutters or sidewalks). Other possibilities would be water and sewer extensions to areas that don't have adequate water and sewer infrastructure.

He also said housing rehab is a possibility for using some of the funds.

» HOUSING, 5A

THE HENDERSONVILLE STAR NEWS

NEWS

## Map will show which areas qualify for funds

» HOUSING FROM 1A

"Let's say we had some houses that were dilapidated or deteriorated, then we could use the funds to work with the owner of that property to have the property repaired and brought up to standards," Rogers said.

For example, if the board chooses to spend the funds on a drainage project, the city's Public Works Department would implement the work. If the money were to be used for housing rehab, then it would probably be administered by the Planning Department.

### Limitations on use of funds

Rogers said not only are there restrictions on how the money can be used, but also where it can be spent in the city.

"All of the money has to benefit what are termed as low- and moderate-income families, and that is defined as 80 percent of median family income for the area," Rogers said. "So for an area (of Hendersonville) to qualify, at least half of the people in that area would have to earn no more than \$53,700 in the way of family income."

Rogers said though the funds are already guaranteed to Hendersonville, be-

fore they can be officially awarded, a consolidated plan has to be submitted along with an application form. If the plan meets all the criteria, and if it is approved by the Board of Mayor and Aldermen and then by the U.S. Department of HUD, the city will then have the green light to implement the first year of the program.

The city will have to update the plan each year, and although the city will indefinitely receive the \$200,000 annually, that figure is subject to variation depending on the level of program funding approved by Congress each year.

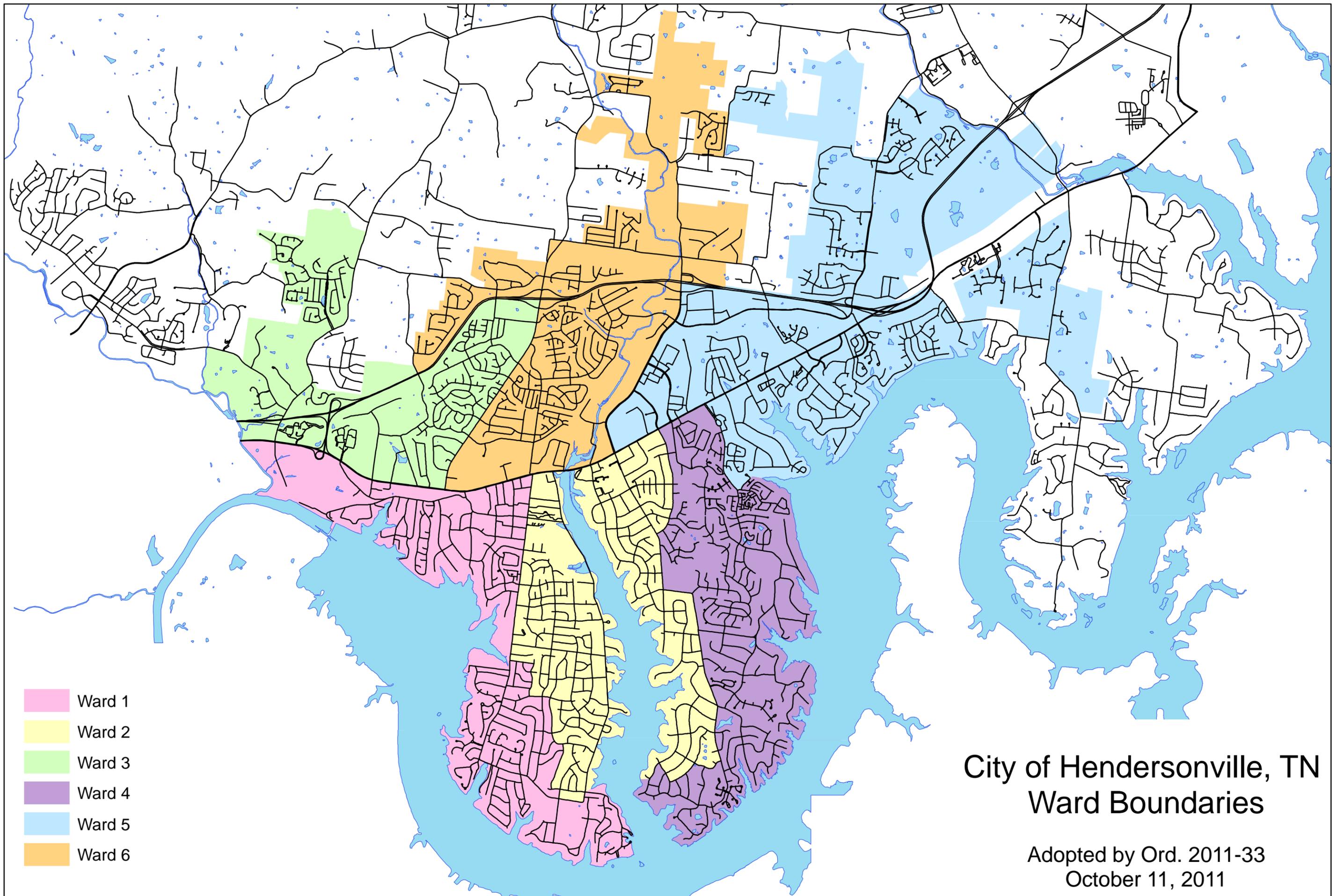
Rogers said planning staff will have a map ready to present Thursday night

that will show which areas of the city would qualify for the funds. There are already a few areas the planning department has identified as applicable.

"The meeting is just to try to identify the needs in the community as it relates to lower- and moderate-income families in the city, and begin to talk about what we could use the money for to meet those needs," Rogers said.

The grants have been in existence for about 38 years, as per the federal Community Development Act of 1974.

The Board of Mayor and Alderman passed a resolution Feb. 14 that approved the city's intent to apply for the funds.



- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Ward 6

# City of Hendersonville, TN Ward Boundaries

Adopted by Ord. 2011-33  
October 11, 2011